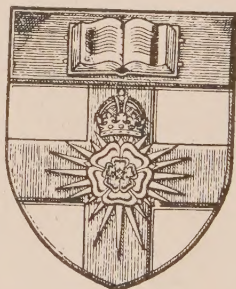
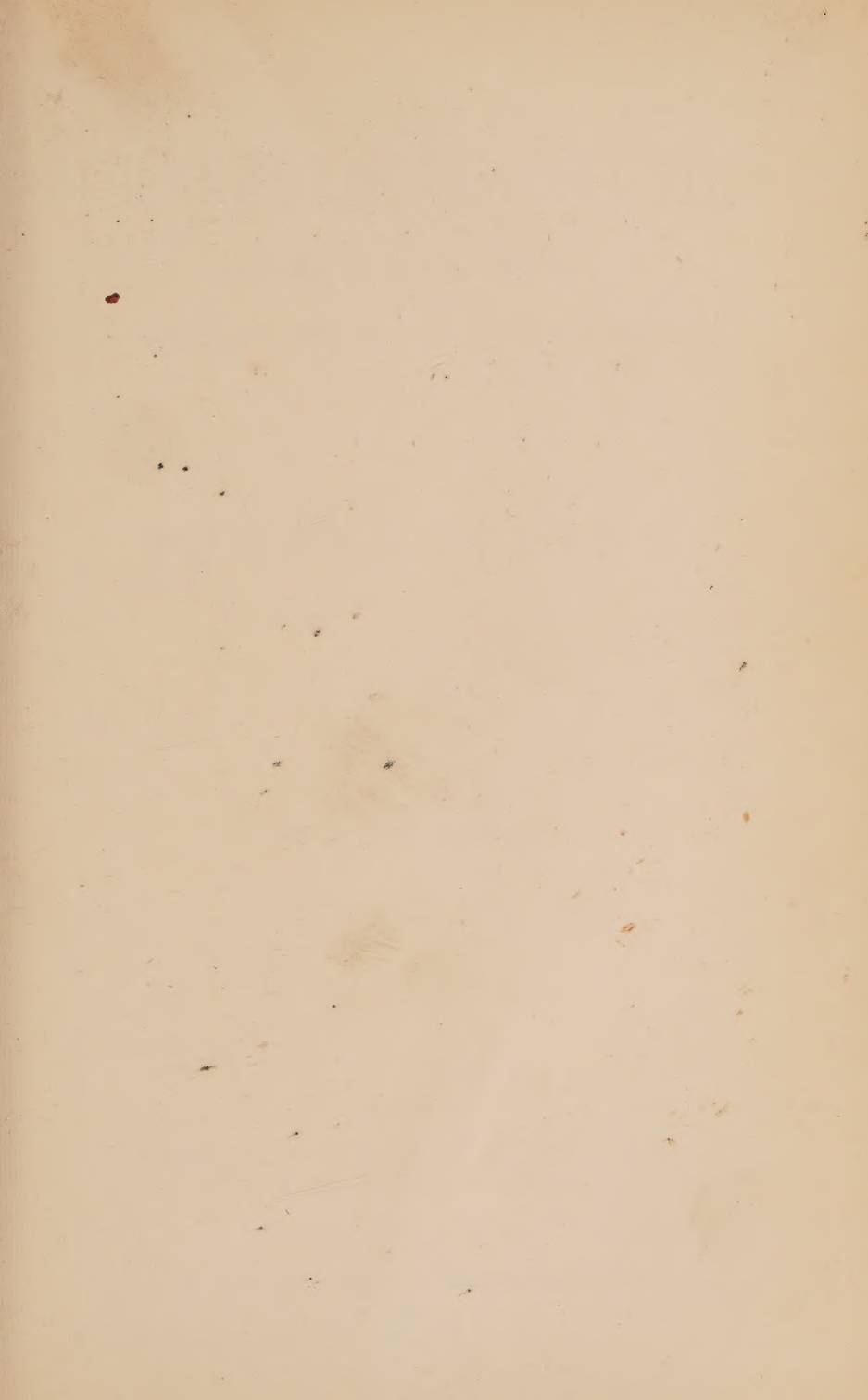


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THE
SURVEYORS' INSTITUTION

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

TRANSACTIONS.

VOL. XXIX.

SESSION 1896-97.

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ERRATUM.

Page 363, line 7 from bottom :—

For Henry Tate read William Henry Alexander.

The Surveyors' Institution

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET,
WESTMINSTER, S.W.

OFFICERS, 1896-97.

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JOHN WORNHAM PENFOLD

Secretary.

JULIAN C. ROGERS

The Surveyors' Institution

(INCORPORATED BY ROYAL CHARTER),

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein; the practice of managing and developing estates; and the science of ad-measuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

THE INSTITUTION consists of four classes, viz.—FELLOWS, PROFESSIONAL ASSOCIATES, ASSOCIATES, and HONORARY MEMBERS, with a class of STUDENTS attached.

A FELLOW must be more than twenty-five years of age, and must have acquired a practical knowledge of surveying in one or other of its branches as above defined; and must have passed the Examination declared in the Rules of Examination to appertain to the class of Fellows, or some other Examination in the United Kingdom or the Colonies which the Council may declare to be equivalent thereto.* Fellows have the right, conferred by the Charter, to use the letters F.S.I. after their names.

A PROFESSIONAL ASSOCIATE must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Students' Proficiency Examination, or the Professional Associates' Qualifying Examination. Professional Associates have the right, conferred by the Charter, to use the letters P.A.S.I. after their names.

* The Council possess only a very limited dispensing power as regards the Examinations.

An ASSOCIATE must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to concur with Surveyors in the advancement of professional knowledge.

An HONORARY MEMBER must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of the Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of the Institution; nor is he called on to contribute to its funds.

STUDENTS (who must not be under eighteen years of age) qualify as such by passing the Students' Preliminary Examination. Candidates for Studentship who can produce a Certificate of having passed the Matriculation Examination of the University of Oxford, Cambridge, London, or any other University in the United Kingdom, or who have passed, with Honours, the Senior Local Examination of the University of Oxford or Cambridge, or who have obtained a Higher Certificate at the Examinations of the Oxford and Cambridge Schools' Examinations Board, are exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of four Fellows and two Associates, or of the Fellow or Associate to whom they are or have been articled; but it is obligatory on all Students to undergo the Proficiency Examination at the close of their Student course, at the time and under the conditions applying in each particular case under the Rules of Examination.

The Council may accord to Students such privileges, subject to such terms, regulations, and restrictions, as they shall from time to time prescribe.

Any person desirous of being admitted into the Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name, place of business (if any), usual residence, and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows or four Fellows and two Associates, certifying a

personal knowledge of the candidate; or, in the case of a person who has passed the Qualifying Examination, by four Members of the Council, of whom the President shall be one, after careful enquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will determine the class for which the candidate is to be presented for ballot.

The following are the rates of contribution to the funds:—

	Annual Subscription.				Admission Fee.		
	£	s.	d.		£	s.	d.
<i>Student</i>	1	1	0	.	—		
<i>Associate</i>	2	2	0	.	3	3	0
<i>Professional Associate</i>	2	2	0	.	3	3	0
<i>Fellow</i>	3	3	0	.	5	5	0

No person can become a Member (other than an Honorary Member) of the Institution, unless and until he pays as his first Subscription to the Institution, in the case of becoming a Fellow of the Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of the Institution, the sum of Five Guineas, and in the case of becoming an Associate of the Institution, the sum of Five Guineas.

All Fellows, Professional Associates, and Associates, are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library or Collection.

The affairs of the Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of the Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are held on every alternate Monday during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing one visitor to these Meetings. Members are entitled to a copy of any printed publication issued by the Institution after their admission.

THE OPENING ADDRESS

BY

DANIEL WATNEY, PRESIDENT,

AT THE ORDINARY GENERAL MEETING OF

THE SURVEYORS' INSTITUTION,

NOVEMBER 9TH, 1896.

GENTLEMEN,

The task of delivering an Opening Address which custom imposes on your President is the drop of bitter in his cup of happiness. Other duties he has which consume no small portion of his scanty leisure, but they are performed in the twilight of the Council Chamber or in the Secretary's office, and not, like this, in public and under the search light of a knowledge at least equal, if not superior, to his own. I think I may say that ours is an essentially practical profession. I am not aware that it has ever produced a creative genius. Science never comes to the rescue of your President, when hard beset, with some grand revelation to do duty as a matter for demonstration by himself and of refutation by his successor. Like the evil spirit in Scripture he is doomed to "walk in dry places." Shall I add (for it is true) "seeking rest and finding none"?

But, lacking in present interest as these addresses may be, I venture to think that they may come to have some historical value as contemporary comments, by

somewhat practical men, on what I suspect will prove to be a very remarkable epoch in the evolution of the land question in England. I will endeavour, therefore, to satisfy the cravings of posterity by briefly reviewing what is passing under our eyes and by drawing such conclusions as seem to be justified by the facts.

Since we last met the Agricultural Rates Act has been placed upon the Statute Book. It is needless to say that the measure met with the bitterest opposition at the hands of the persons who seem to make it the business of their lives to misrepresent the actions and motives of everyone connected in any way with the landed interest. There was a pleasing variety in the charges levelled against the measure. It was a "Land-lords' Relief Bill;" it was an "Augmentation of Rents Bill;" it was a "revival of medieval legislation;" it was a "violation of economic laws;" it was "a sop to the rural electors;" it was "a surrender to aristocratic dictation;" it was "veiled protection;" it was "robbery of the general taxpayer for the benefit of a privileged few."

We surveyors and agents, who are more in contact than any other class with the facts of the present situation, need no assuring that the peoples' bread will not be taxed to provide the relief, and that, as a matter of fact, the deficiency in the rates will not be paid by the living taxpayer but by the defunct capitalist, who is quite undeserving of consideration, for he has been disfranchised by death and is out of the jurisdiction of the Courts of Appeal.

On the other hand, we are equally aware that the relief to the farmer will be infinitesimal. It is doubtful if it will amount to more than 1s. to 2s. an acre. The real value of the Act consists not in the

amount of relief it will afford, but in the recognition of the fact that, under exceptional circumstances, the State is justified in doing what it can to save a great industry from the extinction with which it is threatened—not from any lack of skill or enterprise on the part of those engaged in it, but from causes beyond control, and which, measured by the time taken in working out an economic revolution, may fairly be called temporary.

I will not weary you with an elaborate examination of the measure. The Act is simple enough, but the administrative instructions for carrying it out are in the highest degree complex, not to say obscure and embarrassing. The unfortunate persons who are called upon at the shortest notice to master the provisions of the Act, and of the Local Government Board regulations which profess to explain them, are deserving of pity at the hands of those who “love their fellow men,” even though they be overseers. It is pretty certain that there will be a period of chaos enlivened by a multitude of triangular duels all over the country between the overseers, the Assessment Committees, and that *advocatus diaboli*, the surveyor of taxes, whose gentle offices are invoked with very considerable freedom and frequency in protection of the Imperial Revenue. There will be a crowd of appeals (in which the aggrieved ratepayer will have the smallest voice consistent with the recognition of his existence) and a crop of conflicting judicial decisions. As all this can hardly fail to result in business for surveyors, we shall have small grounds for complaint from a professional point of view. From a wider standpoint, however, I regard it as a serious objection to the form of the measure that it is a further very marked advance in the direction of government by beaurocracy, of which we have seen so many instances in recent years. It is,

perhaps, inevitable under the circumstances, but to my mind the Local Government Board looms overlarge in the Act, and I confess to a feeling of apprehension that it will tend to the weakening of our system of self-taxation, to which we owe so much of our liberty, and which has saved us from some of the worst evils that have afflicted other nations.

We have been lately favoured by an eminent politician with some trenchant remarks on the condition of agriculture generally, and on the Agricultural Rates Act particularly. He appears to have made the discovery that there is no agricultural distress worth mentioning—only a spot here and there, outside the happy regions of West Monmouth, where matters are not quite so prosperous as they might be. We are informed that as the income-tax returns show agricultural land to be assessed to the tune of nearly forty millions a year, this is proof conclusive that agriculture is still profitable—to the rent-receiver at any rate. The argument is worth examining. To begin with, it takes as a basis the rent actually paid and not the nett income of the landlord after deducting the sum spent annually on outgoings (to say nothing of permanent improvements). The speaker selects 12 out of the 30 estates, particulars of which are given in the return from which he quotes, and taking, as I have said, the rent actually paid and not the nett rent, makes out an average rental of 25s. per acre. Now what are the actual facts? I have been at the pains of calculating the nett rent, per acre, on 27 out of the 30 estates (there being an actual deficiency in two cases and no acreage given in a third), and I find that the nett rent ranges from 5s. 4d., the minimum, to 25s. 4d., the maximum, the average being only 12s. 10d. per acre; or, to put it in another way, only a little over 55 per

cent. of the alleged 25s. per acre finds its way as nett income into the landlord's pocket.

But the argument further assumes that rent is merely the price paid for the user of bare land, instead of being, as it is, largely composed of interest on outlay by the landlord, or his predecessor in title, on buildings, fences, roads, and what not, which go to the making of a farm as distinguished from a piece of unenclosed prairie land. It may be true that this expenditure was necessary in order to enable the landlord to realise the rent, but it was at least equally necessary to enable the tenant to get his present produce from the land. Further, the argument treats the whole of the rent received as a fund on which the landlord can draw, by way of remissions, for ensuring the tenant a profit on his enterprise, instead of a fund which is being continually eaten into for improvements and maintenance, tithes, land tax, and drainage rates, and on which there are, in most cases, heavy fixed charges, many of them inherited and which the present owner cannot shift from his shoulders. As a matter of fact, I find that on 19 out of the 30 estates referred to there has been expended on permanent improvements during the last 10 years no less a sum than £223,000.

But even assuming, for the sake of argument, that the greater part of this alleged sum of forty millions paid in rent goes into the pockets of the landowner, is it seriously contended that, until this fund is exhausted, the farmer has no claim on the State—moral or economic—for relief from the burden of taxation? If so, it is a doctrine of sheer confiscation. Even John Stuart Mill (no friend to the landed interest) admits, speaking of proposals for the expropriation of the landowning class, that they should not be dispossessed of the land without

receiving its pecuniary value or an annual income equal to what they derive from it, adding, "for it can never be necessary for accomplishing an object by which the community altogether will gain that a particular portion of the community should be immolated." Now what is this cynical reference to the forty millions of rent but a proposal for the virtual abolition of the land-owning class by a species of economic depletion, for of what use would be the bare possession of land without any profit in its ownership? It may be urged, however, that it is not really and truly a question of gain to the "community altogether," but of apportionment between the parties immediately concerned; but surely the preservation of the greatest of our national industries is a matter in which the "community altogether" is concerned, and, this being so, it is difficult to regard the public as uninterested parties.

Is it not curious to note how the utterers of these "wild and whirling words" refute themselves? They profess to regard protection in any form with a holy horror ("we are not going to try protection in this country," says the speaker), but is it possible to imagine a more mischievous form of protection than one in which the owner of the land, out of his rents, is to guarantee the cultivator against the consequences of foreign competition, and the low prices induced thereby, as well as bad seasons, his own ill-luck, his own bad or improvident bargains, his own bad farming, and even his own wilful ignorance or recklessness?

Forty millions is, no doubt, a large sum, and the average deduction of 20 or even 30 per cent. in the shape of abatements of rent would still leave a very respectable margin, but we know, as every honest reasoner must know, that the abatements of 20 or 30

per cent. made by most of the landlords as their contribution to the relief fund are paid out of the nett and not out of the gross income of their estates, and often leave the owner with a very narrow income, considering all the claims upon him.

There are no materials for an accurate computation and one can only go by general impressions, but I should be very much surprised to find that much more than fifteen out of the alleged forty millions goes nett into the landlords' pocket—not a very large sum when divided among so numerous a class, estimated by Sir James Caird, in 1878, at some 330,000 persons, and probably by this time a good deal larger.

Now all this was put forward merely by way of preface to an equally fallacious criticism of the new Agricultural Rates Act. As I have said, I approve of the spirit of the measure though I am not unduly elated over the extent of the relief it will afford, but it must be either a relief of some kind or no relief at all. It would appear to a person of plain understanding, if the much belauded division of rates between owner and occupier, on which political theorists dilate with so much rapture, is a relief much needed in the interests of tenants, that the payment of a moiety of the rates by the State must be a relief at least as great, for it cannot make any difference to the farmer who pays this moiety so long as he does not pay it himself. It is preposterous, therefore, to argue that it is a great relief when one-half is paid by the landlords, and no relief whatever when it is paid by the State. We are told in contemptuous terms that the whole thing is a mockery, a mere dole of sixpence, or at most one shilling, an acre, which the farmer will hardly say "thank you" for, and yet we are asked in the same breath to believe that this paltry dole (despised of

farmers) was fought for *per fas et nefas* by the receivers of the forty millions of rent for the sake of promptly transferring it to their own over-filled pockets. For this small amount we are to assume them willing, such is their rapacity, to part with their good name, to earn the enmity of all other classes, and even to risk a collision between the two Houses of Parliament. Could political passion possibly go further, and was ever such a paradox put forward for the acceptance of reasonable men?

Then is it true, as the same speaker alleges, that the general taxpayer—the man who lives as it were from hand to mouth—contributes appreciably to what the Act calls the “taxation fund,” from which the payment in aid of rates is to be made? Is it not notorious that the money for the purposes of this fund is to be provided out of the proceeds of the death duties—a tax confessedly aimed by the speaker himself, who was its deviser, at the capitalist class, and not at all at the classes whom he now describes as about to be robbed and defrauded in order to maintain the landlord’s rent-roll. It is amusing to trace the workings of the opportunist mind. The speaker was astute enough to see that this weapon might possibly break in his hand, so he very adroitly describes the two millions to be paid out of the special fund referred to, not as a contribution from the general taxes, but as a diversion of moneys available for remission of taxation in urban districts. But in what way, may I ask, does the town landlord differ as regards general rapacity from the rural landlord? Would he not also pocket the grant by means of the “enginery,” as another eminent politician puts it, of rent; for rent, be it remembered, is still occasionally asked for even in towns, and it is a known fact that rent is proportionately larger in relation to income

in the case of the poorer than of the richer inhabitants.

But here again the instinct of the opportunist descried danger. He had no sooner committed himself to the urban taxes idea than the objection I have just stated occurred to him, and he accordingly promptly threw over the poor urban taxpayer and took the safer, because less definite ground, of relief to the consumers of tea, coffee, tobacco, and beer, with the income-tax payer thrown in as an afterthought by way of tin kettle at the tail.

I feel, however, that I have said enough on this subject. Whatever may be the shortcomings of the Agricultural Rates Act, and I regard them as many, I am satisfied that its introducers were actuated by an honest desire to do something, however small, towards helping the struggling farmer, and that the odious motives imputed to the landowners as a class were the product of a heated political imagination.

Before I leave the subject of last Session's legislation I should like to refer very briefly to a Bill introduced in the Upper House (I believe by Lord Thring), but which happily did not pass. I refer to the Floods Prevention Bill. The objects at which it aims are apparent from its title, but the means by which it seeks to carry them out are, to my mind, very objectionable, and, considering the quarter from which the Bill emanates, not a little surprising.

I take it to be the opinion of most of us that no measure for the prevention of floods can be satisfactory unless it also provides for water conservancy—its natural corollary. But this is a measure for hurrying the water away to the sea in the most expeditious manner possible, regardless of all other considerations. Moreover it pro-

poses to invest the County Councils with unheard-of powers. It is proposed to authorise any one of these bodies to enter on any lands for the purpose of cleaning and keeping in a "due state of efficiency any water-course, weir, bank, dam, or defence against water or other work of a like nature." On turning to the definition clause, I find that the expression "water-course" includes "any river, canal, inland navigation, stream, drain, culvert, outfall, and passage in, over, or through which water flows." A sufficiently comprehensive catalogue, you will say. All this with one week's notice to the occupier of the land, the owner being entirely ignored except when the Council shall proceed to themselves execute the work which they declare to be necessary, when he is to have the privilege of paying for it. It is true that where the owner or occupier "or either of them" (which latter words, as I understand the English language, are either surplusage or limit the expression "owner or occupier" to one of the parties only) suffers damage by the action of the Council, compensation is payable, but this is a small consolation for so serious an injury to private rights as may be legally inflicted under the terms of this unlimited commission. Should this Bill become law there is not a ditch or drain, not a hatch or culvert, not an acre of water-meadow that may not become the hunting ground of officials with a mission for sending the water away to the coast, regardless of the needs of the land and the views of its owners and occupiers. The only persons whose interests are to be respected are the various public bodies—Sanitary Authorities, River Conservators, Water Companies, and Fishery Boards—the private owner being absolutely nowhere.

It is sincerely to be hoped that this crude and ill-

considered Bill when revived (as it no doubt will be) will be contested strenuously in the House of Commons. It is hardly possible it can have received proper consideration in the Upper House, and I trust steps will be taken to ensure that attention is called to the nature of its provisions.

It has been customary on these occasions to point to any circumstances which may seem to herald the dawn of better days for agriculture. There is such a vast accumulation in the limbo of unfulfilled prophecy that I hesitate to add to the mournful store. Yet there are one or two facts on which one may dwell with interest, if not with hope. In the first place prices exhibit a distinctly upward tendency, due in some degree to the indifferent harvest in the exporting countries, but at least in an equal measure, I would fain believe, to some abatement in the severity of the competition with which our home market has to contend. There has lately appeared a very interesting and instructive Foreign Office Report on the cattle-raising industry of the United States. It is too technical for quoting in this address, but the general upshot of it is that while the English demand for American cattle and beef is greater than ever, the total stock of cattle has fallen in the four years 1892-1896 from 37,500,000 to 32,000,000, an average decrease of over $1\frac{1}{2}$ millions per year, while in the last two years the decrease has amounted to about 2,000,000 head, or over 5 per cent. The former prosperity of the ranching business was responsible for the increase, and the decrease is said to be owing to the change in the conditions under which it is now conducted. It is no longer a case of the free use of the public domains, and complete exemption from taxation. These were special advantages in the world's markets, and they were bound, sooner or later, to disappear.

There are also, I trust, some elements of hope in the new movement initiated by Lord Winchilsea (to whose pluck and persistency all praise is due), but I confess to some disappointment that it has not been possible at starting to apportion to the public a more appreciable share of the amount supposed to be saved by the extrusion of the middleman. No doubt the object is rather to benefit the producer than the consumer, but the latter's co-operation is a necessary element in the calculation, and it will require, I think, a greater inducement than is at present offered to lead him to declare war against his local tradesmen and sacrifice the advantages and conveniences of a market at his own door. Either the supposed profits of the middleman have been exaggerated or the balance has not been very wisely struck in Lord Winchilsea's scheme between the producer and the consumer. I make these observations in all kindness, and with a sincere desire to help, and not to hinder, the success of the enterprise.

It is impossible to predict whether much will come of the Light Railways Act, 1896. The machinery for carrying out its provisions appears to be now matured, and we shall probably know by the end of the present month (the date by which notices have to be deposited) whether the movement is likely—to use a convenient Americanism—to “catch on.” The procedure seems to be simplified as far as possible under the circumstances, and the fee of £50 payable by the promoters to the Board of Trade is not prohibitory.

Before addressing myself to other matters, I should like to express satisfaction, in which most of our country members will share, by observing that there has been, during the year, a considerable addition to the area of land devoted to allotments. Not that I believe an

allotment to be in all cases an unmixed advantage to a working man, but because it helps to fix him to the soil, and does something to satisfy his very natural craving for a piece of land which he can cultivate in his own interest.

I am of opinion that some considerable portion of the land granted for allotments during the last two years will be surrendered again after a short experience of low prices and the vagaries of the most fickle of climates. However, this remains to be seen.

The past Session has produced a fresh instalment of Irish land legislation in the shape of a new Land Act, which is in many respects the most far-reaching measure of its kind which has been placed on the Statute Book since the Act of 1881. Many of its provisions are of a highly complicated and technical character. To merely enumerate them would occupy no little space and time, and the bearing and effect of most of them could not be explained without stating and explaining at the same time the previous provisions of the law respecting them. We hear also that the Act is, to a great extent, so obscurely worded—which is perhaps the fault not so much of the draftsman as of the haste with which the measure was pushed through both Houses of Parliament—that competent judges and critics in Ireland differ widely as to the meaning and scope of many of its clauses, and that their true intent and effect cannot be ascertained without much litigation of a protracted and costly character. It would, therefore, be out of place to attempt any exhaustive examination of the Act at the present moment, or in the course of an address in which minute and complicated details must necessarily be avoided.

The measure, however, possesses a very direct interest

for the large body of surveyors and land agents who now constitute the Irish section of this Institution. It must also be admitted that the provisions of the Irish land laws have begun to possess something more than a remote interest for the English branch of our profession, when we remember that the majority of the Royal Commission on the Welsh Land Question have quite recently reported in favour of setting up in the Principality a land system and code of laws embodying most of the distinctive and leading features of the Irish Land Act of 1881. These recommendations may never be adopted by Parliament, but they may have the effect of stimulating the discussion of the various proposals which appear from time to time for altering or amending the land laws of Great Britain. We shall, therefore, not be amiss in keeping ourselves acquainted with the progress and history of Irish land legislation, and for these reasons I propose to offer you a few observations to-night on some of the provisions of the new Irish Land Act.

At the outset it will interest our members generally to hear that the passing of that Act has led to the question being raised whether The Surveyors' Institution is in the legal sense of the term "a public body." In the Session of 1893 an Act, known as the Rules Publication Act, was passed, regulating or prescribing the conditions under which various kinds of Statutory Rules should be made and promulgated. It provided, *inter alia*, that "any representations or suggestions made in "writing by a public body interested to the authority "proposing to make the Rules shall be taken into consideration by that authority before finally settling the "Rules." The passing of the new Irish Land Act obliged the Irish Land Commission and the other Courts which administer the land laws in that country

to cancel almost all the existing statutory rules and forms, and to issue new ones. The executive committee of the Irish Landlords' Convention and the committee of the Irish committee of The Surveyors' Institution were naturally much interested in these matters, and the opinion of counsel was taken by the Landlords' committee as to whether either their Convention or The Surveyors' Institution could be regarded as "a public body" for the purposes of the Rules Publications Act. We have been supplied with a copy of the case submitted to counsel and his opinion thereon. He has advised that the Landlords' Convention is not in the legal sense "a public body," and he points out that some uncertainty must attach to the expression owing to there being no definition of it in the Act. With this reservation he is of opinion that The Surveyors' Institution, "having regard to its foundation and origin," is a public body within the provisions of the Act in question. It may be well that this fact should be generally known to our members. Statutory Rules in which we, as a profession, are interested are no doubt made under various Acts from time to time, and it may sometimes be important to us to be entitled to make representations or suggestions respecting them to the Rule-making authorities.

Returning to the Irish Land Act, its opening section contains somewhat minute instructions as to certain particulars which the court must in future "ascertain "and record in the form of a schedule" when fixing the fair rent of a holding. These particulars are intended to compel the Court—who are in most cases the Sub-Commissioners—to furnish to both landlord and tenant certain information as to the principal facts and items taken into account in assessing the judicial rent of the holding. They include an estimate (1) as to the fair

rent of the holding on the assumption that all improvements thereon were made or acquired by the landlord ; (2) as to the condition of the holding and the buildings thereon, cultivation, deterioration, &c. ; (3) the nature, character, and present capital value of any improvements made by the tenant, the increased letting value due thereto, the date (approximately) at which they were made, the deduction from the rent made on account of them, and the extent to which the landlord may have paid or compensated the tenant for them ; (4) some particulars as to improvements made or acquired by the landlord ; and (5) any other matters taken into account.

It may seem strange, but it is true, that it is now for the first time made obligatory upon the Court to furnish the parties with these somewhat elementary particulars. For some years after the Act of 1881 was passed no information or details of any kind were furnished or obtainable, and judicial rents were fixed in about 100,000 cases without the landlords being afforded any information as to why their rents were reduced (for reduced they were in almost every instance) or without the tenants being enabled to form any idea how the particular rents judicially fixed for them were estimated or assessed.

This very crude system led to so much complaint, that in 1888 the Land Commission adopted a schedule or form embracing many of the particulars which I have just described, and they required this form to be filled up by their Sub-Commissioners in all future cases. Some kind of record of every case therefore exists since 1888 ; but it was still complained that the form was so framed and filled that the information afforded by it did not make the parties much wiser than they were before as to

the steps or details of the process by which the judicial rent was assessed or calculated.

The details set out in the first section of the new Act, and also the first schedule to the Act, were therefore inserted at the instance of the Irish landlords in the hope of thereby securing the more detailed and intelligible particulars which are desired. The new system has of course as yet been scarcely tested in practice, and some little time must elapse before judgment can be definitely pronounced upon it. Already, however, the Irish Land Commission have exercised a discretion given to them by the Act, and have prescribed a new schedule in lieu of that which was inserted in the Act by Parliament as recently as last August. Their action *per se* is not objected to, for it appears to be generally admitted that the schedule in the Act is not the best that could be devised. Strong objection is, however, taken by our Irish Committee to certain portions of the substituted schedule, and they have deemed it their duty, with the formal approval of our Council, to communicate their objections to the Irish Land Commissioners. In short, they consider that this new schedule is calculated to enable the Sub-Commissioners to evade the intentions of Parliament in important particulars, and to defeat rather than carry out the provisions of the Act. It is known that this view is entertained also by the representative committee of the Irish landlords, and unless the matter is satisfactorily adjusted in the meantime parliamentary action will doubtless be taken about it when the new schedule is laid on the table of both Houses at the beginning of next session.

The Irish Land Acts contain no definition of a fair or judicial rent. It would clearly be difficult to devise a definition that would be generally acceptable, owing to

the claims—wholly illegal as the Irish landlords contend—which have been put forward in recent years on behalf of the Irish tenantry to an indefinite something in the nature of a dual ownership or joint ownership in the soil. It must be doubted, however, whether an uniform and intelligible method of assessing judicial rents can ever be expected until Parliament has faced this problem, and provided a clear definition of a judicial rent for the information and guidance of all parties concerned, such as was given in a very exhaustive manner in the *Instructions to the Surveyors and Valuers*, by Richard Griffiths, in 1853, for the uniform valuation of lands and tenements in Ireland.

On the thorny question of tenants' improvements we may venture to hope that, whether or not Parliament has been entirely fair or just to the Irish landlords, the new Act must be held to have deprived the Irish tenants of even a shadow of a grievance for the future. I shall perhaps best indicate the changes made in the law by quoting the description of them given to his constituents by such an ardent tenants' advocate as Mr. T. W. Russell, the member for South Tyrone. Here are his words, as reported in the *Irish Times* of 30th October :—

“ In the first place every tenant on an Ulster custom estate is absolutely protected. On all such estates the presumption as to the tenant's ownership of improvements is complete, and bound by no time limit. No rent, therefore, can by any possibility be placed upon any improvement upon an Ulster custom estate, unless the landlord proves to the Court that he either made, or contributed to the making of, the improvement in question. All that the tenant is required to do is to prove, if challenged, the existence of ‘the custom.’ After this the onus of proof is upon the landlord.”

“In regard to other holdings”—*i.e.* holdings not subject to the Ulster custom, or to some custom analogous thereto—“the law as to presumption is unchanged, save that two exceptions under the Act of 1870 have been got rid of. Under the fifth section of this Act (1870) farms valued over £100, and all leaseholders, were deprived of this presumption right. Under the new law the presumption as to ownership will now operate in their favour. Under the old law no improvements made before 1870 could be credited to the tenant except permanent buildings and reclamation of waste land. The new Act pushes the date back to 1850—a change of very great importance—and the tenant can now get credit for all improvements since 1850, and for buildings and reclamation no matter when made.”

In short, the law now is that on holdings outside the Ulster custom, all improvements made before 1850 are presumed to belong to the landlord unless the tenant proves that they were made by him, and all improvements made since 1850 are presumed to have been made by the tenant (and are exempted from rent) unless the landlord can prove that he made them. This latter provision transfers to the tenant's credit an enormous number of landlord's improvements without payment or compensation of any sort; for prior to the passing of the Land Act of 1870 there was nothing in the law which rendered it necessary or advisable for a landlord to keep any record of improvements made by him. The new law may be “justice to Ireland,” but many Irish landlords will naturally feel that it represents injustice to them. The Act contains other provisions amending the law as to improvements in several other respects also, and in every case sweeping away some exception

or safeguard which had hitherto fairly protected the landlord's interests.

As regards holdings hitherto excluded from the Irish Land Acts as non-agricultural, demesne, town parks, pasture illegally sub-let or sub-divided, &c., many holdings of these classes will in future be held to be within the Acts. The alterations in the law in these cases are too numerous and technical for consideration here. The largest of them is, perhaps, the case of pasture holdings. All holdings of this character have hitherto been excluded if valued for rateable purposes at £50 and upwards, as such tenants make few improvements, and are well able to make their own bargains. The limit has now been raised to £100. No case appears to have been made out for altering the law beyond a mere desire to satisfy popular clamour at the expense of the landlords.

Important changes—for the most part hostile or injurious to the landlords—have also been made in the law relating to the statutory term, the recovery of arrears of rent, turbary, leaseholds, evicted tenancies, and other matters where questions of tenure arise.

The land purchase provisions were originally supposed to be the portions which the Government were most anxious to make generally workable and acceptable, but it is to be feared that the extensive changes made in the "fair rent" and tenure provisions of the law will for some years to come make the Irish tenants more anxious to agitate and litigate for the further reduction of their rents than to become virtually proprietors subject to a rent-charge or purchase annuity however moderate.

Great inducements, however, are certainly offered by this new Act to tenants willing to purchase their holdings.

As heretofore, the whole amount will be advanced by the State subject to a rent-charge of four per cent. on the purchase-money. In the ordinary course this rent-charge would repay the advance and leave the holding rent free in about 49 years. Henceforth, however, at the end of the first, second, and third decades, the purchaser may claim to have his annuity revised, and to be reduced to 4 per cent. on the amount of the original loan then outstanding and unpaid. In this way the time for repayment becomes gradually extended from 49 to about 73 years, and the tenant obtains periodical reductions of about 14, 12, and 11 per cent.—ultimately about 37 per cent.—on the amount of his original rent-charge.

It seems a matter for regret that some way was not found of inducing the tenants to look to this system as the best way, even at the present time, of settling their differences with their landlords, and of making it worth the landlords' while to do likewise. As matters stand, however, it seems only too probable that this Act will chiefly result—at least for some years to come—in renewing on a large and costly scale the litigation over the rent question which arose immediately upon the passing of the Act of 1881.

The dissatisfaction that has arisen in Ireland owing to the Land Commission and County Court Judges employing untrained and in some cases manifestly incompetent persons to act as land valuers, and also owing to the appointment of lay Sub-Commissioners without proper qualification for the work, is, I need hardly say, a matter of vital importance to our profession and to the interests committed to our charge.

The proper qualification of these quasi-judicial persons as land valuers is manifestly an essential element in the just administration of the Irish Land Acts, in which the

important and novel principle of compulsory fixing of rents between landlords and tenants was for the first time adopted.

Having regard to the importance of this matter to the landed interest in Ireland, it is most desirable that trained and skilful men alone should be employed in the future.

I wish I had time to refer at length to the surprising report issued by the Royal Commission on Land in Wales, to which I have already alluded. It is clear that the *morbus Hibernicus* has at last crossed St. George's Channel and got some sort of foot-hold in the Principality. Are we to assume that Land Courts in Ireland have proved so signally successful, and have diffused such a widespread content in that country, as to call for the introduction of similar blessings into Wales! What, however, I wish now to refer to, is a recommendation in the Commissioners' Report which more directly touches our own profession. In this thirtieth year of our existence as an organised body of land agents and surveyors, nearly 3,000 in number, possessed of a Royal Charter, and including the chairman of this very Commission in our class of honorary members, we are confronted with the astonishing suggestion in the Report that "those who
"are now practising as agents, either for one estate or
"generally as land surveyors and valuers, should take
"steps to organise themselves into a profession, carried
"on according to rules and understandings similar to
"those adopted by accountants and the medical and
"legal professions;" and that "with a view to making
"any organisation of the profession successful, the Uni-
"versity Colleges should create or continue departments
"specially designed for the training of students fit to
"become members of such a body." It is unnecessary to

remind you that for years past we have had Provincial Committees of our members for North and South Wales, and that we are each successive year examining an increasing number of candidates who are ambitious of obtaining our diplomas as a guarantee of their efficiency in all the subjects, practical and scientific, in which we consider (as the body entrusted by Charter with their training) they should be versed if justice is to be done to all the interests concerned, whether they be those of landlords or tenants.

You may probably have discovered by this time that the subject of Forestry is a favourite one with me. It has interested me from my earliest days, and I greatly regret the practical abeyance into which it has fallen in this country in recent years. This is, no doubt, to a large extent owing to the crippled condition of the landowners at the present time, but it is quite as much, if not more, due to our unscientific methods and our slowness in availing ourselves of the lessons in the economics of the question set us by our German neighbours, by whom Forestry, like a good many other things, has been reduced to an exact science. It is satisfactory to note that the English Arboricultural Society, of which Mr. A. W. Beadon is President, is doing much to open the eyes of landowners and others to the advantages which will result from sounder methods of sylvicultural treatment, and I trust that this Institution will, by means of our new Forestry Museum and the other resources at its command, engage in an honourable rivalry with the Society I have referred to in the promotion of British Forestry.

Turning from country to urban matters, it is unfortunate, to say the least, that many of the more important London improvements continue to hang fire

owing to the resolute attitude taken up by the County Council with reference to the part payment of the cost by persons supposed to be benefited.

In March last the Improvements Committee again submitted a scheme to the London County Council. Once more the scheme was withdrawn for further consideration, and there the matter rests.

Meanwhile the interests of owners and occupiers in the threatened districts are seriously damnified, though, as the Chairman of the County Council grimly puts it, "speculators in real property in the neighbourhood are discouraged from investing with an eye to the policy of the Council." It is something to know that the removal of the block of houses on the south side of Holywell Street stands upon a different basis.

The long-deferred improvement at the southern end of Tottenham Court Road also hangs fire. As nearly the whole of Tottenham Court Road is in the parish of St. Pancras, while the parish of Marylebone is only interested in the extreme southern end, where the property in question is situated, the latter parish does not see the force of contributing to the improvement, and the only remaining source from which an outside contribution can be obtained is the property west of Bozier's Court, which will gain a frontage to the Tottenham Court Road. This is recognised as an exceptionally good case for the application of a betterment or "improvement rate," and, if it stood alone, I should be inclined to agree; but it is to be observed that its proposed imposition is only part of the general policy of the Council as applied to a number of improvements where the justice of the impost is much less obvious.

The "betterment" controversy seems to stand where it was left by the Council's Act which received the Royal

Assent on the 6th of July last year, *i.e.* "worsement" is to be confined to the same area as "betterment," the right of compelling purchase is to be exercisable by the owner within three months only of the Councils' assessment, instead of six months as under the Manchester Act, and the consideration of all matters is to be left to the arbitrator without the right of going to a jury.

But the convenience of the public is one thing—the convenience, comfort, and dignity of the Council is quite another matter. One of the most ambitious schemes of recent years is the proposal for the acquisition of an immense triangle of property for the erection of a "London County Hall," with a great frontage to Cockspur Street and Charing Cross. It is pretty obvious that a body for which, like a Nasmyth hammer, nothing is too large and nothing too small, which considers one day the acquisition of the interests of the London Water Companies for a sum running into tens of millions, and the next day discusses an addition of three shillings a week to the wages of a boy at the Crossness outfall, must necessarily require vast premises for the conduct of its business. This gigantic scheme, by which it is proposed to occupy nearly two acres in one of the most expensive situations in London, is estimated to cost, for land alone, about £813,000, in addition to £500,000 for the cost of the buildings. The solatium to the public for this great expenditure is meagre enough. It is to consist in the opening up of the Mall to Charing Cross—no doubt a very desirable improvement in itself, but one for which it is possible to pay too dearly.

The Institution knows something of the history of what is called the "Westminster Improvements." Our buildings in Great George Street have been several times

scheduled to a Bill for demolishing Parliament Street and Great George Street, and more than once we have discussed and settled with the promoters terms of compensation for reinstatement on a new site. As is well known, the late Government suddenly stepped in and ousted the promoters, who, truth to say, had dallied quite long enough with the important interests affected ; but there is an unwritten chapter in the history of this remarkable intervention which may some day prove instructive to the private promoters of such schemes. The confident tone in which the substituted plans of the Government were announced left no doubt, in the minds of those unfamiliar with the ways of our rulers, that the days of the miserable block of buildings between King Street and Parliament Street were numbered, and its denizens, as well as those of Great George Street, made haste to look out for other accommodation. When, in May last, a Select Committee was appointed "to inquire into and report upon the manner in which the sites available for the erection of the new buildings required for Government offices may best be appropriated," it was felt that the powers that be had at last made up their minds to do something. It is true that the wording of the reference, which was more than ordinarily turgid, might have led to a suspicion that nothing definite was intended, which has indeed proved to be the case. The Committee confine their recommendations for the present to the erection of a new War Office on the unsightly space, so improvidently cleared years ago, opposite the Horse Guards. They reserve the question of the Parliament Street and Great George Street Improvements until next Session (should they be happily reappointed), but they put forward three plans for the purpose, which the public can amuse themselves by wrangling over

during the recess. These plans all propose the demolition of the west side of Parliament Street, the total disappearance of King Street, and the erection of a new block of Government buildings on the site. In the first plan the block is aligned as nearly as possible with the Treasury Buildings, extending backward to Delahay Street, and on the Great George Street front to the buildings of the Institution of Civil Engineers.

This plan has the advantage of virtually assimilating the width of Parliament Street to that of Whitehall, providing a rounded corner at the junction with Bridge Street, and relieving the congestion of traffic at that point. In the second plan the alignment with the Treasury Buildings is departed from, the Parliament Street front being swung round to the west, so as to form a funnel-shaped exit from Parliament Street, the traffic going over Westminster Bridge being separated by a wide triangular "refuge" at the south end of Parliament Street from that going to Victoria Street. This is an improvement, and would have the advantage of opening up the whole of Westminster Abbey to view from a point near Grindlay's Bank. The third scheme dedicates still more land to the street, sets the point of view of the whole Abbey about 120 feet further up Whitehall, but in my opinion is a doubtful improvement on Plan No. 2. The carrying out of either scheme would involve an enormous displacement of professional men, who, not being "working" men, must re-house themselves as best they can. With the demolition of one side of Parliament Street, a good deal of Bridge Street, and half the north side of Great George Street, there will be a tolerable scattering of the engineers, solicitors, and parliamentary agents, to say nothing of surveyors—classes which have been identified with the neighbourhood for

the last century or more. Whatever the inconvenience to individuals, the resulting scarcity of house and office property in Westminster cannot fail to add greatly to the value of our Institution property, which, moreover, will sooner or later have an uninterrupted frontage to Parliament Square on the east side and to a street of noble buildings on the north.

And this leads me naturally to the subject of the important steps we have lately taken for providing ourselves with a new and more commodious professional home. There are very few individuals who can afford to be regardless of what are called "appearances," and this is true in a still greater degree of Societies, which live a good deal on their reputation. It is all very well to be conscious of importance, but the world judges by what it sees, and in my humble opinion the best thing that can be done for the Institution at this stage of its existence is to invest it with the outward and visible signs of the prosperity it actually enjoys. A few more years would have seen the termination of our old leases, a fact which, coupled with the actual expiring of the leases of the old and worn-out houses at the back, convinced the Council that the moment had arrived for securing the adjoining ground before its value became enormously enhanced by the erection of new buildings and by the proposed clearing of a large area in the neighbourhood for the new Government offices. For years past the Council have made no secret of the fact that their administration of the finances of the Institution was directed to the accumulation of a sufficient fund for re-housing it, without running into debt, in a manner and on a scale likely to serve all its future requirements so far as it is possible to foresee them.

I am happy to say that, when this paramount object has been attained, there will still be some funds in hand ; but, on the other hand, there will be greatly increased expenses, which, however, will all inure to the comfort and convenience of the members of the Institution.

It must moreover be remembered that we are not, and can never become, a benevolent society. This is barred by express stipulations on our Charter. Such a society is an excellent thing in itself. I speak with knowledge, for I have had some share in the establishment of a society of the kind, which, by-the-by, deserves more support than it receives. Several of the professions have benevolent funds nominally connected with their representative Institutions, but quite independent of them, and deriving their funds from separate sources.

It has been the continuous aim of the Council to make the Institution representative of every class of surveyors, and in furtherance of this policy they have recently used the powers conferred by the by-laws by dispensing with the qualifying examination in favour of the members of the Civil Staff of the Royal Engineer Department, a body of gentlemen, numbering some 70 in all, stationed in England and in various parts of the British possessions, who have passed a Civil Service Examination, very similar to, and even more searching than, our own examination for building surveyors. The inclusion of these gentlemen, who have all had a thorough technical training, and who occupy positions of responsibility in connection with Government works, will be at once a recognition of their professional position and a source of increased strength and influence to the Institution.

The arrangements for the extension of the Institution in Scotland, which have been suspended for some time

past, are about to assume an active shape, and I trust that my successor in office will, next year, be in a position to announce a large increase in our membership in that country. There should be but one Surveyors' Institution for the whole kingdom, to which every surveyor worthy of the name should belong, and I am happy to believe that this ideal is rapidly approaching its consummation.

In conclusion, I have to thank you cordially for your presence here to-night. If the preparation of my address has been something of a tax upon my time, the listening to it has been at least as great a tax upon your patience. The most I can hope for it is that the review I have attempted (for it is little more) has not been wholly devoid of interest to my audience.

Mr. J. W. FAIR (Fellow) said that he had much pleasure in proposing a hearty vote of thanks to the President for his admirable and interesting address.

He was sure that all present must have felt that he had dealt with the many subjects to which he had referred in a most masterly way.

He would not allude at any length—and indeed it would be presumptuous to do so—to the various matters referred to by the President, but he might, perhaps, be allowed to say that he considered the most interesting portions of the Address to be those respecting the diminution of the serious distress from which agriculture was at present suffering. Having himself the charge of eight large estates in the North of England—where, however, he believed the distress had been less acutely felt than in the South and Midlands—he knew that this great industry was much in need of help. What relief

would be afforded by the Agricultural Rates Act, or by the Light Railways Act, or by other means, it was difficult to predict, but he was quite sure that all present would agree that some assistance was really needed.

He was, he must confess, glad to hear the figures which the President had referred to as to the diminution of the import of foreign produce. If the farmers felt sure that wheat would stand at its present price, they would see some chance of their industry proving remunerative.

The Welsh Commission had been referred to by the President. He had himself studied the final Report of that Commission from beginning to end, and must say that he had never read a report with greater astonishment. *The Times* leading article, he thought, disposed of the question as neatly as could possibly be done. Time and money had never been bestowed to less advantage than in the case of this Commission. He did not know what it cost, but he knew that it had occupied itself with the work for some two or three years, and the conclusions arrived at were, he thought, unsatisfactory in every respect.

He was glad to hear the remarks of the President with regard to the improved accommodation in Great George Street, and the enhanced value of the Institution premises there. The money to be spent was, he believed, being laid out to the very best advantage. The Institution was every year growing more and more important in the eyes of all persons connected with land agency, not only in England, but also in Ireland and Scotland, and he was quite sure that nothing could be better than the arrangements made for the extension of its usefulness. He had been connected with one of the Provincial Committees in the North of England for some time, having

twice been Chairman, and he was sure that all the members of the profession in those counties felt exceedingly proud of their connection with the Institution.

Mr. ROBERT VIGERS (Vice-President) said he was pleased to second the proposition of Mr. Fair. He was quite sure that all present must have been greatly interested in the Address read by the President, the preparation of which must have occupied a very considerable amount of his time.

The PRESIDENT, in reply, thanked the proposer and seconder of the vote of thanks for their very kind and appreciative remarks with regard to his Address, the preparation of which he had looked upon as a labour of love. He always tried to impress most deeply on all young members of the profession that whatever they had to do should be done thoroughly.

The vote of thanks having been put and carried by acclamation the meeting then adjourned.

THE AGRICULTURAL RATES ACT, 1896.

By WALTER C. RYDE, ASSOCIATE.

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, on Monday, November 23rd, 1896.*

DANIEL WATNEY (President) in the Chair.

The word "Rating," like the word "Politics," comprises in itself a subject of no inconsiderable magnitude, and in approaching the Agricultural Rates Act 1896 one must be prepared for a great contrast between the shortness of the Act and the vastness of the subject. The Act contains only ten sections and a short schedule, and occupies barely five pages of the *Law Reports*; but it has effected so great a change in the incidence of local taxation, that I think the Institution will find in the Act ample subject-matter for consideration and discussion.

By way of preface, I wish to limit the scope of this paper, though not of the discussion which may follow. I do not propose to deal with any question of politics, and, as I have mentioned politics, I may add that I do not propose in my paper to discuss that much-vexed question of political economy, whether the burden of local taxation is borne ultimately by the owner or occupier.

The general scheme of the Act (as I hope to be able to show) is extremely simple, the practical operation of it (as I fear you will find) is extremely complicated. Of this Act it may almost be said that the real gist of it lies in the definition clauses; at all events, the defini-

tions of the terms "spending authority" and "agricultural land" must be carefully considered before the practical effect of the Act can be appreciated. The general scheme of the Act may be summarised as follows:—

- (1.) For the period of five years after March 31st, 1897, the occupier of agricultural land in England and Wales is to be liable, in the case of every rate to which the Act applies, to pay one-half only of the rate in the pound payable in respect of buildings and other hereditaments. (*See* Section 1.)
- (2.) In respect of the deficiency which will arise from the provisions of the Act in the produce of rates made by the "spending authorities" in England and Wales mentioned in the schedule, an annual grant is to be made to each of those "spending authorities" out of imperial revenue during the same period of five years (*see* Section 2). The exact amount of the annual grant (which will not vary from year to year) will be ascertained once for all by the Local Government Board by a calculation based on the expenditure of each "spending authority" during the last financial year before the passing of the Act. (*See* Section 4.)

At first sight it may appear that the effect of the Act is merely to transfer one-half of the burden of rates on agricultural land from the occupier of that land to the taxpayer (whoever he may be) who contributes to imperial revenue. But this statement is not only inaccurate as a matter of arithmetic, but is untrue as a matter of principle, for the following reasons:—

- (1.) The "deficiency" caused by the partial exemp-

tion of agricultural land will almost certainly fluctuate in each parish from year to year, while the amount of the annual grant will be a fixed sum ascertained once for all, and may therefore be insufficient, or more than sufficient, to meet the "deficiency."

- (2.) There are some rates in which a deficiency will be created by the partial exemption of agricultural land, towards which no grant whatever will be made from imperial revenue. The "deficiency" will in those cases be supplied out of the local rates to which the partial exemption applies.

These two points I propose to deal with later in detail, but I have thought it best to call attention to them at the outset.

It may also be useful to point out here that the Act extends to the metropolis, and even to the City of London, and though there may not be much agricultural land (in the ordinary sense) within the metropolis, it must be remembered that the term "agricultural land," as defined in the Act, includes market gardens and nursery grounds, and there are certainly some of these to be found in some parishes in the metropolis.

One of the main questions which has to be answered in construing the Act is: What is meant by "agricultural land"? The definition contained in Section 9 is as follows:—

The expression "agricultural land" means any land used as arable, meadow, or pasture ground only, cottage gardens exceeding one-quarter of an acre, market gardens, nursery grounds, orchards, or allotments, but does not include land occupied together with a house, as a park,

gardens other than as aforesaid, pleasure grounds, or any land kept or preserved mainly or exclusively for purposes of sport or recreation, or land used as a race-course.

The expression "cottage" means a house occupied as a dwelling by a person of the labouring classes.

(It may be noticed in passing that the definition of the word "cottage" is inserted in order to explain the term "cottage garden," the word "cottage" not being used elsewhere in the Act.)

The opening words of the definition of "agricultural land" are of course founded on Sections 211 and 230 of the Public Health Act, 1875, as amended by the Public Health (Rating of Orchards) Act, 1890, and the Allotments Rating Exemption Act, 1891. The sections just referred to regulate the levy of the general district rate in an urban district, and of the separate rate made for "special expenses" of a rural district council, and confer a partial exemption in respect of those two rates upon certain classes of property. But there are important differences between the partial exemptions created by the Public Health Act and those created by the Agricultural Rates Act. (1) The partial exemptions under the former Act extend to tithes, tithe rent-charge, woodlands, land covered with water, canals and their towing paths, and railways. None of these are exempt under the Agricultural Rates Act; the latter Act does, however, extend a partial exemption to "cottage gardens exceeding one-quarter of an acre," which were entitled to no exemption under the Public Health Act, 1875, unless they could be brought under the description of "arable land or allotments." (2) The exemption conferred by

the Public Health Act is a three-fourths exemption; under the Agricultural Rates Act it amounts to one-half only.

As I have drawn attention to the exemptions conferred by the Public Health Act, 1875, it may be useful here to draw attention to the Public Libraries Act, 1892. Under that Act, when the library district is a parish (*i.e.* where it is not a municipal borough or other urban district), expenses are paid "out of a rate to be raised " with and as part of the poor-rate, subject to this qualification, that every person assessed to the poor-rate in " respect of lands used as arable, meadow, or pasture " ground only, or as woodlands, or market gardens, or " nursery grounds, shall be entitled to an allowance of " two-thirds of the sum assessed upon him in respect of " those lands for the purposes of the Act." This, it will be noticed, is a repetition of the clauses in the Public Health Act, but with important alterations. The scale of exemption is reduced from three-fourths to two-thirds, and tithes, orchards, allotments, land covered with water, canals, and railways are struck out of the list of properties entitled to a partial exemption. On the other hand, neither the scale of partial exemption nor the class of properties entitled to that partial exemption is the same as under the Agricultural Rates Act 1896.

Yet another system of exemption is created by the Lighting and Watching Act, 1833, an Act which a few years ago was almost obsolete and forgotten in many parts of England, but which, since the establishment of parish councils and parish meetings under the Local Government Act, 1894, has been, I believe, adopted in a considerable number of parishes. Under the Act of 1833, houses, buildings, and property other than land were to be rated at a rate "three times greater" than that at which land was rated; and by an amending Act.

tithes and tithe rent-charge were to be assessed as land. The words "three times greater" have been held to mean "three times as great," so that the scale of exemption is the same as under the Public Libraries Act, 1892; though the class of properties exempt, according to the decided cases at any rate, is not the same. A line of railway, for example, has been held to be rateable as "land" at the lower rate under the Lighting and Watching Act, 1833. (See *R. v. Midland Railway Company*, L. R., 10 Q. B., 389.) But it seems perfectly clear that it is rateable at the full rate under the Public Libraries Act, 1892.

I have drawn attention to the partial exemptions created by earlier Acts, not in order to show what is "agricultural land" under the Agricultural Rates Act, but to show what it is *not*, that is to say, I wish to emphasise the point that the classes of property partially exempt under the Agricultural Rates Act, for the rates to which that Act applies, are not the same as the classes entitled to partial exemption under the earlier Acts to which I have referred. In order to show some of the intricacies caused by the various systems, I have prepared a Table showing the different rates payable under the different Acts, in respect of one or two classes of property.

I now propose to call attention to one or two points which may arise in dealing with the definition of "agricultural land" in detail. The term includes "land used as . . . meadow or pasture ground *only*," but it is expressly provided that it shall *not* include "land kept or preserved mainly or exclusively for purposes of sport or recreation." The latter proviso suggests that meadow land which is occasionally used "for purposes of sport or recreation," but which is not "kept or

“preserved mainly or exclusively” for those purposes, comes within the definition of “agricultural land;” but then arises the question: What is the effect of the words “land used as meadow or pasture ground *only*”? Must not some force be given to the word “only,” and if we say that land used partly as meadow and partly for sport comes within the definition of “agricultural land,” are we not in effect striking out the word “only”? It seems to me that the answer to the difficulty must be sought for on the following lines:—the question whether a particular piece of land is meadow land, is a question of fact, to be answered with reference to all the circumstances of the particular case; that land which is in general used as meadow land only does not cease to be so used, if it is occasionally used for the purpose of practising cricket, as long as the user for purposes of cricket is made subservient to the general user of the land as meadow. If I am asked where is the line to be drawn when land is used about equally for purposes of sport and as meadow land only, I shall crave leave to adopt an answer once given by a learned judge, and say, “I am not going to draw the line, but I am going to say on which side of it you fall.”

A similar answer must, I think, be given to the question: What is the distinction between meadow land and “land occupied together with a house as a park”? the former being within the definition of “agricultural land” (and therefore entitled to a partial exemption), and the latter being expressly taken out of the definition, and therefore entitled to no exemption. This also appears to me to be a question of fact, and one on which the opinion of a Fellow of this Institution is worth a great deal more than the opinion of a lawyer. I see that the question has already created some difficulty, and it

has been urged that if a large landowner, owing to the difficulty of finding a tenant—a difficulty nowadays unfortunately so common—has to keep in his own hands the farm immediately adjoining his mansion, it would be an absurd anomaly to say that the meadow land forming part of the farm, which in the hands of a tenant would be entitled to the exemption created by the Act, becomes part of a “park,” and entitled to no exemption when in the hands of the landlord, though occupied, fed, and mown in precisely the same manner. With reference to this difficulty, I venture to point out that a very similar anomaly is undoubtedly created by the Act in dealing with cottage gardens, and, as I shall show presently, a garden (which in one person’s hands is entitled to exemption under the Act) becomes in another person’s hands entitled to no exemption. It therefore seems to me that too much reliance in argument must not be placed on the anomaly which is created if land in one person’s hand is “meadow,” and therefore exempt, and in another person’s hands is a “park,” and not exempt. I feel the force of the argument based on the anomaly, but I do not think it is conclusive.

The phrase “cottage garden” must be interpreted with reference to the definition of the word “cottage,” to which I will shortly call your attention, and which is appended to the definition of “agricultural land” in Section 9. First it may be noticed that if a cottage garden exceeds a quarter of an acre, the whole of the garden is partially exempt, and not merely so much of it as exceeds the quarter of an acre.

Next, it seems clear that in measuring a cottage garden, the land occupied by the cottage itself or by any other building standing on land within the ambit of the garden, or adjoining the garden, must be excluded. If

this be not so, it will be necessary to ascertain the gross and rateable values of the cottage and other buildings separately from the values of the land on which they stand, a task which it is impossible to perform if the gross and rateable values are to be ascertained in accordance with the directions given in the Valuation (Metropolis) Act, 1869, s. 4, or the Parochial Assessment Act, 1836, s. 1, for no tenant can be expected for buildings which have no land to stand upon.

The meaning of the words "cottage garden" and "cottage" is made by the definition to depend on the meaning of the term "labouring classes." The term "labouring population" is used in the Allotments Act, 1887 (50 & 51 Vict. c. 48), s. 1, to describe the persons to whom allotments acquired by a sanitary authority under that Act are to be let; and as to the meaning of the term "labouring population" as used in that Act, the Law Officers of the Crown, I understand, advised the Local Government Board as follows (some months before the Agricultural Rates Act, 1896, was introduced):—that the expression means the population that, in substance, makes a living by manual labour; that it includes all such as smiths, ploughmen, carpenters, artificers, workers in factories, and others whose work is in the main manual, though knowledge and skill also be required; but that it does not include those whose work is, in the main, a matter of knowledge and skill, though manual labour also be required, such as nurses, cooks, postmasters, clerks, or tradesmen in general. And that the line of demarcation is that above indicated, but that it is impossible to lay it down with precision, and that each case must depend on its own facts.

The opinion of the Law Officers has not of course the effect of a judicial decision, but it may be taken as

evidence of the construction in practice put upon the words "labouring population" as used in the Allotments Act, 1887. And it appears to me that the courts may be expected to construe the phrase "labouring classes" in Section 9 of the Agricultural Rates Act, 1896, in the same sense as that in which the phrase "labouring population," in the Allotments Act, 1887, had already in practice been construed.

The question has, I believe, already arisen in practice, whether a garden, exceeding one quarter of an acre, and occupied by a person of the labouring classes living in a cottage, can be called a "cottage garden" and so be entitled to exemption, if it does not immediately adjoin the "cottage." It appears to me that this is partly a question of law, partly a question of fact. So far as the question of law is concerned, my own opinion is that a piece of land, which in all other respects answers the description of a "cottage garden," does not cease to be one merely because it is separated from the cottage. I have in my mind some gardens separated merely by a public footpath from the cottages with which they are held; now a public footpath is (in the eye of the law) a highway, but it seems to me impossible to contend that such gardens must necessarily, as a matter of law, cease to be cottage gardens merely because they are separated by a highway from the cottages. It may be that a garden a mile away from the cottage in which the occupier lived would not be called a "cottage garden," but that is a question of fact on which I should be very glad to hear the evidence of fellows of this Institution, especially if I had the privilege of examining or cross-examining the witnesses.

At this point let me draw attention to an ingenious novelty introduced by the Agricultural Rates Act. If

the owner of a country estate puts a labourer into one of his cottages having a garden exceeding one quarter of an acre, the garden becomes entitled to the partial exemption created by the Agricultural Rates Act. But if the landowner lends the cottage and garden to a friend, say an artist, who wishes to rusticate for a summer holiday, or if (while a house is being built for his land agent) the landowner puts his agent (who would, I hope, be one of the Members of this Institution) in possession of the cottage and garden for a few months, in either case the garden loses its exemption, though cultivated in precisely the same manner as before, and, be it remembered, it would make no difference if the rates were paid (whoever might be the occupier) by the landowner himself in any event.

Let me draw attention to another anomaly. In order that land may claim a partial exemption as a "cottage garden" it must be shown (1) that the cottage is occupied by a person of the "labouring classes," and (2) that the garden exceeds one quarter of an acre in extent. If, however, it can be made out that the same piece of land is an "allotment" (a term not defined by the Act), neither condition need be fulfilled.

As I have mentioned allotments, may I add that it seems clear to me that the "allotments" which are entitled to a partial exemption under the Agricultural Rates Act, 1896, are not confined to allotments provided by some local authority under the Allotments Acts, 1887 and 1890. The word "allotments," not being specially defined in the Act of 1896, must, I think, be taken in its ordinary popular sense, and must include allotments held under any Act and under any landlord. It must, however, be noticed that the Allotments Rating Exemptions Act, 1891, which added the word "allotments" to

Sections 211 and 230 of the Public Health Act (thereby conferring on allotments the three-fourths exemption from rates levied under those sections) specially defined an "allotment" as any parcel of land of not more than two acres in extent, and let as an allotment, and cultivated as a garden or a farm, or partly as a garden and partly as a farm. The result therefore appears to be that an "allotment" which is partially exempt under the Agricultural Rates Act, is not necessarily partially exempt under the Public Health Act. The Table appended to this Paper shows the effect of this.

A serious difficulty arises as to the meaning of the words "market gardens, nursery grounds." As I have already mentioned, the definition of "agricultural land" is founded on Sections 211 and 230 of the Public Health Act, 1875, and follows the language of those sections very closely. Consequently it may be presumed that the legislature, when using words which had already received a judicial interpretation, intended those words to receive the same interpretation in the Agricultural Rates Act. In *Purser v. Worthing Local Board*, 18 Q. B. D., 818, a market gardener and nurseryman occupied a piece of land almost entirely covered with greenhouses built on brick foundations, and used for growing fruit and vegetables for sale in the course of his business; it was held that the land with the greenhouses upon it constituted a market garden or nursery ground within the meaning of Section 211 (1) of the Public Health Act, 1875; and that the land was not the less used as a market garden because the greenhouses had been placed upon it. If the same construction be put upon the words "market gardens, nursery grounds" in Section 9 of the Agricultural Rates Act, it follows that in a similar case the land with the greenhouses upon it will be included

in the definition of "agricultural land," and the whole will be entitled to the partial exemption created by the Act. But by Section 5 of the Act, in every valuation list, "where separate hereditaments are specified therein, "the value of agricultural land shall be stated separately "from that of any building or other hereditament;" and by Section 1 (1) "the occupier of agricultural land shall "be liable to pay one-half only of the rate "in the pound payable in respect of buildings and other "hereditaments." These sections suggest that "agricultural land" as defined by the Act does not include land covered with buildings. At any rate, taken together with the definition, they show that farm buildings in the ordinary sense are not included in the definition of "agricultural land;" and it would be anomalous if ordinary farm buildings were not within the exemption created by the Act, while buildings erected on market gardens or nursery grounds were within the exemption, and were chargeable at one-half only of the rate in the pound payable in respect of farm buildings. But the only way of avoiding the anomaly is to assume that the words "market gardens, nursery grounds" in the definition of "agricultural land" bear a sense different from that which the same words bear in the sections of the Public Health Act, 1875 on which the definition is founded.

It may perhaps be suggested that the words may well be used in the two Acts in a different sense, on the following grounds: the scheme of the Public Health Act, 1875, is to impose a lighter share of the burden of the rates on property receiving a less benefit from the expenditure of the rates; whereas the object of the Agricultural Rates Act appears to be to relieve one particular industry, viz. agriculture. It must be noticed

that such property as tithe rent-charge, railways, or canals, can receive little if any direct benefit, *e.g.* from the expenditure of a parish council. Yet these classes of property under the Act, will not only pay a rate double of that charged on agricultural land, but will probably pay a higher rate than before, in consequence of the Act, as I hope to show in a few minutes.

Of course, if it could be made out that glass houses erected on market gardens or nursery grounds, were not "buildings" in the sense in which that word is used in the Agricultural Rates Act, 1896, the difficulty which I have suggested would disappear. The word "buildings" is not defined in the Act, and no doubt may bear different meanings in different Acts, but it seems to me to be almost hopeless to contend that structures (to use an ambiguous word) built on brick foundations (as was the case in *Purser v. Worthing Local Board*) are not "buildings," in the sense in which that word is used in the Agricultural Rates Act.

The concluding words of the definition of "agricultural land" do not require very lengthy notice. It may be useful to point out that the words "kept or preserved" *"mainly or exclusively,"* do not apply to the words "land used as a racecourse;" so that if land be used as a racecourse for only a very small number of days in the year, it does not come within the definition of agricultural land.

The rating of rights of sporting is not dealt with in the definition of "agricultural land," but it has to be considered. The rating is now regulated by the Rating Act, 1874, Section 6, which is as follows:—

"Section 6. (1.) Where any right of fowling, or of
 " shooting, or of taking or killing game or
 " rabbits, or of fishing, hereinafter referred to

“ as a right of sporting, is severed from the
 “ occupation of the land, and is not let, and the
 “ owner of such right receives rent for the
 “ land, the said right shall not be separately
 “ valued or rated, but the gross and the rate-
 “ able value of the land shall be estimated as
 “ if the said right were not severed, and in
 “ such case if the rateable value is increased
 “ by reason of its being so estimated, but not
 “ otherwise, the occupier of the land may
 “ (unless he has specifically contracted to pay
 “ such rate in the event of an increase) deduct
 “ from his rent such portion of any poor or
 “ other local rate as is paid by him in respect
 “ of such increase, and every assessment com-
 “ mittee, on the application of the occupier,
 “ shall certify in the valuation list or otherwise
 “ the fact and amount of such increase.

“(2.) Where any right of sporting, when severed
 “ from the occupation of the land, is let, either
 “ the owner or the lessee thereof, according as
 “ the persons making the rate determine, may
 “ be rated as the occupier thereof.

“(3.) Subject to the foregoing provisions of this
 “ section, the owner of any right of sporting,
 “ when severed from the occupation of the land,
 “ may be rated as the occupier thereof.

‘(4.) For the purposes of this section, the person
 “ who, if the right of sporting is not let, is
 “ entitled to exercise the right, or who, if the
 “ right is let, is entitled to receive the rent for
 “ the same, shall be deemed to be the owner of
 “ the right.”

It is not very easy to determine the effect of this

section on the partial exemptions created by the Agricultural Rates Act. Where the "right of sporting" is separately rated, there is no doubt that that right will be entitled to no exemption under the Act. Where, however, the "right of sporting" is not separately rated, the value of the "agricultural land" under the section above quoted is to be estimated as if the right were not severed; and if the value of the "agricultural land" is increased in consequence, but the amount of the increase is not "certified in the valuation list" it seems that the partial exemption of "agricultural land" will extend to rates made on the increase in value put upon the "agricultural land" in respect of the right of sporting. But where "agricultural land" is rated as increased in value by the right of sporting, and the amount of the increase is certified in the valuation list, such amount (according to the certificate of the assessment committee) will be included in the rateable value of the "buildings and other hereditaments." The Agricultural Rates Order, 1896, Article IV. (made under the authority of the Act) deals with the case in which the amount of the increase in respect of rights of sporting is certified by the assessment committee, but is silent as to cases in which the amount of increase is not so certified.

Having now dealt with the meaning of the phrase "agricultural land," the next question is, what are the rates to which the Agricultural Rates Act applies, and in respect of which "agricultural land" will be entitled to the partial exemption created by the Act? I do not propose in this paper to trouble you with the references to statutes and sections under which various rates are made, as such references would (I venture to think) be out of place here, and extremely tedious. It may, however, be convenient, if I give a list (for what it is worth)

of the principal rates to which, in my humble opinion, the Act does or does not apply. The Act applies to the poor rate (for whatever purposes it may be made), the county rate, the county police rate, the borough rate, the watch rate, the rate levied for general expenses of a rural district council, the highway rate in rural districts, a separate highway rate (where one is made) in urban districts, the rate for expenses of elementary education, the metropolitan police rate, and the "general rate" made by metropolitan vestries and district boards. (I may explain that some of the rates here enumerated are ultimately charged on and paid out of or as part of the poor rate, but in order "to remove doubts," I have specifically mentioned them as though they were separate rates.) The Act does *not* apply to the following rates: the general district rate in urban districts; a separate rate made for "special expenses" of a rural district council; a sewers rate, and a separate lighting rate made in the metropolis; a lighting rate made under the Lighting and Watching Act, 1833; rates made by Commissioners of Sewers; a rate made under the Public Libraries Act, 1892, where the library district is a parish. (It must be noticed that where the library district is a borough, library expenses are paid out of the borough rate, which is one of the rates to which the Agricultural Rates Act applies; but where the library district is an urban district other than a borough, the expenses are charged on the general district rate, which is *not* one of the rates to which the Act applies.)

Having now considered what is "agricultural land," and in respect of what rates it will be entitled to partial exemption under the Act, I ask your attention to the way in which the deficiency created by that partial exemption is to be made good.



By Section 2 of the Act, in respect of the deficiency which will arise from the provisions of the Act in the produce of rates made by the "spending authorities," there shall (during the five years after March 31st, 1897) be paid to the Local Taxation Account (in the Bank of England) an annual grant of such amount as is certified by the Local Government Board; and there shall be issued from the Local Taxation Account, by half-yearly payments out of the annual grant, to each of the "spending authorities" a certified share of the annual grant. The payments to the Local Taxation Account will be made by the Commissioners of Inland Revenue out of the proceeds of the estate duty derived in England from personal property. And the first of these payments are to be made during the six months ending on March 31st, 1897, so as to make up a half-yearly payment to meet the issues to "spending authorities" on account of the six ensuing months.

Two points are to be specially noted with reference to this section:—

- (1) That the annual grant will be made to none but the "spending authorities."
- (2) That the amount of the "annual grant" will be a fixed annual sum ascertained once for all by the Local Government Board, under Section 6, and that it will not vary from year to year.

The phrase "spending authority," by Section 9, means any of the local authorities in England (and Wales) mentioned in the Schedule, which includes county councils, councils of county boroughs, councils of boroughs and other urban districts, and of rural districts, boards of guardians, the receiver of the metropolitan police district, school boards, highway boards, and surveyors of highways.

The effect of this definition must be carefully noted. It does not include overseers, parish councils, parish meetings, or any of the vestries and district boards in the metropolis, and consequently no share of the annual grant will be paid to any of those authorities. Moreover, as will be seen hereafter, in calculating the amount of the annual grant, the Local Government Board will take into account the expenditure of none but the "spending authorities" mentioned in the Schedule.

Under Section 4 the Local Government Board, as soon as may be after the passing of the Act, will certify the amount (a) of the annual grant to be paid by the Commissioners of Inland Revenue to the Local Taxation Account, and (b) of the share of such grant to be paid annually to each spending authority, and for that purpose are to determine the amount which for the purposes of the Act is to be taken as having been raised during the last year before the passing of the Act *by any rate to which the Act applies for the expenditure of each spending authority*. The Local Government Board are then to estimate the proportion of the amount so determined which is attributable to "agricultural land," and one-half of the amount so estimated will be taken as "the deficiency which will arise from the provisions of this Act in the produce of that rate."

The latter part of this provision will perhaps be more easily understood if an example be given. Suppose that in a borough, consisting of one parish only, the amount which is to be taken as having been raised by borough rate during the last year before the passing of the Act is fixed by the Local Government Board at £1,000; and suppose that the rateable value of "agricultural land" is one-quarter of the rateable value of the whole borough: then one-quarter of £1,000

(or £250) will be taken as the amount raised during that year by the borough council, by means of borough rate, in respect of "agricultural land;" and one half of £250 (or £125) will be taken as the deficiency which will arise in each of the succeeding years from the provisions of the Act in the produce of the borough rate; and £125 will be the share of the annual grant payable to the borough council in respect of the borough rate.

The theory on which these provisions are based is as follows: in each of the five succeeding years "agricultural land" will be exempt to the extent of one-half of the borough rate (amongst other rates). And, taking the illustration given above, if exactly £1,000 is in each year required to be raised by borough rate, and if no material alteration takes place in other circumstances, so that the rateable value of "agricultural land" remains exactly one-quarter of the rateable value of the whole borough, then the deficiency in borough rate caused by the partial exemption of agricultural land will continue to be exactly £125, and will be exactly met by the share of the annual grant from imperial revenue. But it is obvious that it is more than likely that the actual deficiency will never be exactly met by the fixed share of the annual grant.

The basis for calculating the amount of the annual grant will be the amount "which is to be taken as having been raised" for certain purposes in the last "year," before the passing of the Act. The "year" is the "local financial year" as defined by Section 9. The amount is not necessarily the actual sum raised, but the amount "to be taken as having been raised;" the object of this provision being obviously to prevent the amount of the annual grant in the next five years from being affected

by any accidental circumstances affecting only one financial year. But for this provision, a "spending authority" in future years might be punished for an unusual economy, or might be rewarded for an unwonted extravagance, which had been practised in the last financial year before the passing of the Act.

We now come to the most important point in the calculation, which is to determine the amount "which is to be taken as having been raised during the last year before the passing of the Act *by any rate to which this Act applies for the expenditure of each spending authority.*" There are several rates to which the Act applies, the whole or part of which is not levied for the expenditure of any of the "spending authorities"; but since the Act applies to such rates, the partial exemption of agricultural land created by the Act will apply.

Thus, the poor rate is clearly a rate to which the Act applies, for whatever purposes it may be levied. But part of the poor rate is levied for expenses of overseers, and, in rural districts, a further part is levied for expenses of parish councils and parish meetings. But neither overseers, nor parish councils, nor parish meetings are included among the "spending authorities;" and therefore that part of the poor rate which is levied for their expenditure will not be taken into account in determining the amount of the annual grant under Section 4, and no share of the annual grant will be paid to overseers, parish councils, or parish meetings under Section 2 (1).

The effect is that there will be a "deficiency," caused by the partial exemption of "agricultural land," in respect of rates levied for expenditure of overseers, parish councils, and parish meetings, and to meet that

deficiency no share whatever of the annual grant will be made from imperial revenue.

In order to fix the amount of the annual grant two points must be determined: (1) the amount of expenditure during the last financial year before the passing of the Act out of any rate to which the Act applies; and (2) the proportion of that rate levied on agricultural land.

For these purposes the Local Government Board are directed by Section 4 to obtain such information and make such inquiries and in such manner as they think fit. And by Section 6 (1) returns are to be made by every spending authority in relation to the sums actually received by them or their predecessors during the year next before the passing of the Act from any rate to which the Act applies; and returns are to be made by every assessment committee or council whose duty it is to revise or make a valuation list, basis, standard, or other valuation for any parish in relation to the gross estimated rental and rateable value of that parish, and the proportion thereof which represents agricultural land. Returns may also be ordered with regard to other matters by order of the Local Government Board.

By Section 6 (2) statements showing the gross and rateable values of the "agricultural land" in a parish, and, in the case of a hereditament separately valued which consists in part of agricultural land and in part of buildings or other hereditaments of each such part, are to be made by the overseers of every parish, and corrected by the assessment committee and sent to the surveyor of taxes; and these statements are to be subject to objections or appeals before the assessment committee, the special sessions and quarter sessions, in

such form, within such times, and generally in such manner, &c., as may be prescribed by order of the Local Government Board.

And here let me make a digression, in order to let off a complaint which I know will be useless, but which will at any rate be a relief to my feelings. I cannot refrain from calling attention to a practice regarded by most lawyers as deplorable or detestable, or both. Parliament in nearly all modern Acts relating to local government gives us an Act which of itself cannot possibly work, and provides the necessary machinery by an incorporation of earlier Acts, "with such modifications as may be necessary," or by delegating powers to the Local Government Board to make rules, which are to "have effect as if they were enacted in the Act." The Agricultural Rates Act, 1896, adopts the latter plan, and the rules which the Local Government Board have issued (under the title of the Agricultural Rates Order, 1896) are, without taking into account the forms appended to the Order, about four or five times as long as the Act itself. Of course there is a great deal of repetition; and, what is perhaps more important, one or two terms used in the Order bear meanings different from those given to the same terms as used in the Act. But, apart from the form of the rules, the system of having any such rules at all is objectionable. The rules are not published with the statutes, nor do they appear in the Gazette, so that any lawyer wanting to know what the law is, must either trust to the care and accuracy of the writer of a text-book, or must make inquiries at the office of the Local Government Board. The absurdity of such a system in a country where everybody, be he lawyer or layman, is expected to know what the law is, and where every lawyer is

expected to know where to find the law, can hardly be exaggerated. Having told you that in my opinion we ought to do without rules, I now proceed to consider what has to be done with rules.

Under the rules, which have already been some months in operation, the overseers of every parish are required to make out statements which are to be sent to the assessment committee of their union. If there is no agricultural land in the parish, the statement is to be to that effect. If there is any agricultural land in the parish, the statement must show the separate valuation of each hereditament consisting wholly or in part of agricultural land ; and where there is a valuation in one lump sum of a hereditament which is partly agricultural land and partly not, the valuation is to be divided. The total valuation of the entire hereditament is not to be increased by means of the division ; and, in the division, a minimum value must be attributed to the " buildings and other hereditaments." The object of this latter requirement, obviously, is to prevent the overseers and the occupier from throwing an unfair proportion of the value on the agricultural land, thereby increasing the amount of the annual grant to which the parish will be entitled, and also giving the individual occupier a greater exemption than he is legitimately entitled to. I do not propose to trouble you with the exact scale fixing the minimum value of " buildings and other hereditaments " as compared with the agricultural land with which it was formerly valued ; but it may be useful to point out that the rules merely fix a minimum below which the overseers may not go, and do not direct that the overseers shall go as low as the minimum in every case.

The procedure connected with the revision of the

overseers' statements is similar to the revision of valuation lists by the assessment committee. Either the overseers or the surveyor of taxes may make objections before the assessment committee, and if dissatisfied with the decision thereon, either the overseers or the surveyor of taxes may appeal to special sessions, and thence to the quarter sessions, or may appeal direct to the quarter sessions. Anyone familiar with the practice in appeals against a valuation list in the metropolis, or elsewhere against a poor-rate, will at once recognise that it is similar to the procedure created by the Local Government Board's rules. There is, however, at least one important point of difference: under the rules, the occupier of the hereditament to which the appeal relates is entitled to appear and be heard on the appeal both at special sessions and quarter sessions, but he cannot himself appeal.

Whether any appeals are pending or not, the assessment committee are to make a return to the Local Government Board, on or before November 24th, in accordance with the statements as approved by the Committee, and are to make a further return in accordance with the statements as altered on appeal. These returns are, of course, the materials for calculating the amount of the annual grant; and as these calculations are to be made by the Local Government Board, and not the outside public, I do not propose to discuss them.

For the purpose of the first payments of the annual grant the Local Government Board, by Section 4 (6) of the Agricultural Rates Act, may give provisional certificates if they think necessary for the purpose of enabling the first payments to and out of the Local

Taxation Accounts to be made, before they have sufficient information to enable them to give final certificates. And by Section 4 (5), the Board may, in case of error, amend, or for the purpose of meeting any alteration in an area or authority to which a certificate relates, may vary a certificate, but save as aforesaid a certificate shall be final and binding on all persons.

It must be noticed that (apart from the power to make provisional certificates) the certificate will be made once for all, and (subject to the discovery of errors, and the alteration of areas or authorities) will fix the amount of the annual grant for five years. I have already pointed out that there will be a "deficiency" in some rates (in consequence of the partial exemption of agricultural land) which will not be met by any share of the annual grant from imperial revenue. It now appears, that even where a share of the annual grant is paid in respect of the "deficiency" in any rate, the amount of that payment will more probably be merely an approximation to the "deficiency" than an exact equivalent, for the amount of the annual grant will remain fixed, while the actual "deficiency" is almost certain to vary.

It is obvious that if the occupier of "agricultural land" is to pay only one half of the rate in the pound, payable in respect of "buildings and other hereditaments," there must be a separate statement of the value of "agricultural land" in the rate, and in the valuation list in which the rate is based. This is provided for by Section 5, which further directs that in every valuation list and in the basis or standard for county rates, the total rateable value of the agricultural land in each parish shall be stated separately from the

total rateable value of the buildings and other hereditaments in the parish.

And by Section 6 (3) (d), the Local Government Board may make regulations providing for the alteration of the valuation list in accordance with the statements (as finally settled) which are to be made out by the overseers in the first instance, showing the gross and rateable values of agricultural land in their parish and in the case of any hereditament separately valued (consisting in part of agricultural land and in part of buildings and other hereditaments) the gross and rateable values of each such part. The rules made under the Act have carried out these directions by requiring the Assessment Committee to make a list in accordance with the overseers' statements, as corrected and altered on objection or appeal, showing in every case the rateable value of agricultural land separately from the rateable value of "buildings and other hereditaments." The list so made will be equivalent to a supplemental list for the parish, containing, of course, only the hereditaments affected by the overseers' statements.

I may here call attention to a rather peculiar result which may arise in some cases outside the metropolis, at any rate. The proceedings under the Agricultural Rates Act, and the rules which I have briefly summarized, do not supersede any proceedings that may be pending under the Union Assessment Acts, nor is the operation of those Acts suspended. Consequently, although the assessment committee and the overseers must apparently obey the Act of 1896, and the rules made thereunder, and must make out and revise the prescribed statements, and must alter the valuation lists in accordance with such statements, subject to all the

restrictions as to the division of existing assessments, and apportionment of a minimum to buildings as compared with land,—notwithstanding all this, there appears to be nothing to prevent the assessment committee and the overseers from proceeding under the Union Assessment Acts with the making of a new valuation list, which will supersede the supplemental valuation list made under the Act of 1896, almost as soon as that supplemental list is made.

My Paper must now come to an end, though I cannot honestly say that I consider it to be complete; but regard must be had both to time and to your patience. No doubt many Members of the Institution will find questions arising under the new Act ignored, or inadequately considered. May I confess at once that, rightly or wrongly, I have assumed that you would not expect, or care to listen to, a complete digest of the proceedings in appeals, &c., which would be of all dreary compositions the dreariest? May I also say that I do not profess to answer all the difficult questions, which must (I think) arise in the practical administration of the Act, and I have had to content myself with calling your attention to difficulties on several points, which you, as practical men, will meet with, and which I cannot solve?

TABLE.

Showing the different allowance or partial exemption from rates under various Acts, in the case of different classes of property.

Description of Property.	EXEMPTIONS.			
	Under Public Health Act 1875.	Under Lighting and Watching Act 1833.	Under Public Libraries Act 1892.	Under Agricultural Rates Act 1896.
Line of Railway	$\frac{3}{4}$	$\frac{2}{3}$	None	None
Docks (Water Area) . . .	$\frac{3}{4}$	None	None	None
Orchards . . .	$\frac{3}{4}$	$\frac{2}{3}$	None	$\frac{1}{2}$
Woodlands . .	$\frac{3}{4}$	$\frac{2}{3}$	$\frac{2}{3}$	None
Allotments:				
Under 2 Acres	$\frac{3}{4}$	$\frac{2}{3}$	None	$\frac{1}{2}$
Over 2 Acres	None	$\frac{2}{3}$	None	$\frac{1}{2}$

NOTE.—If an allotment can be shown to be within the words “arable, “meadow, or pasture ground,” it will be entitled to a three-fourths exemption under the Public Health Act 1875, and to a two-thirds exemption under the Public Libraries Act 1892, whatever be the size of the allotment.

Mr. A. VERNON (Fellow), in proposing a vote of thanks to Mr. Ryde, said that whatever difference of opinion there might be as to the usefulness of the Act with which the paper dealt, he felt sure there could be only one feeling with regard to the paper itself, and the care which the writer had taken in treating so compli-

cated a subject and preparing so valuable a digest of a new measure with which surveyors and land agents were likely to be much concerned.

The Members of the Institution who had occasion to deal with agricultural rating questions would agree with him that what was most needed was the establishment of one common basis of rating. He happened to be chairman of a county rating committee, and they had found that in some districts there were no less than four duly authorised legislative opinions as to the exact rateable value. Of course it was obvious that there could be only one real net annual value for each property, and it passed the comprehension of an ordinary man why one fixed scale should not be adopted, whether for imperial or local purposes. This Act, with all the extraordinary complications mentioned in the paper, would render more keen than ever the desire to be delivered from many rating authorities and many bases, and to have one common basis of rating.

He was sure the paper would be a most valuable and useful contribution to the *Transactions*, and he thought all present would agree that Mr. Ryde had made what might have been a very dry subject exceedingly interesting.

Mr. J. H. SABIN (Professional Associate), in seconding the vote of thanks, said that he agreed with Mr. Vernon that while there might be considerable difference of opinion with regard to the Act itself, there could be only one feeling with regard to the paper. If he ventured to criticise at all, he would suggest that in the second paragraph of his paper, Mr. Ryde was scarcely accurate

in saying that there was any question in the minds of practical men, as to who bore the burden of local taxation. He could not admit that there was the least doubt that it fell ultimately on the owner, and not on the occupier.

Dealing with the objections to the introduction of the somewhat novel method of legislating through departments, he thought that the rules under the Tithes Recovery Act, and those under the Agricultural Rates Act, now under discussion, would form material for as much debate as the Acts to which they related.

With regard to the question of the rateable value of the houses or buildings, there was, in the orders issued by the Local Government Board, not one minimum, but two, and neither of those two appeared to be adopted, so far as he was aware, by surveyors or persons responsible for the preparation of the valuation lists. The first rule was that the minimum value should be one-eighth of the rateable value of the undivided hereditaments, which would have the effect that on a farm of £800 a year a house might be rated at £100 a year, while an equally good house on a farm of £100 a year with very bad land (and there were such things to be found now-a-days) might be rated at £12 10s. a year; but this minimum was not an irreducible minimum, for it also provided that in any special case, if it appeared to the overseer or the assessment committee that the rateable value was fixed at too high a sum, they might, subject to the consent of the surveyor of taxes, fix a rateable value to be substituted for the minimum rateable value.

There seemed to be one irreducible minimum, and with that irreducible minimum he thought any farmer

should be content, namely, a rent of £3 a year—the lowest value to be allowed in any valuation list for a house and premises.

It was a fact, perhaps not very generally known, that even within four miles of Charing Cross there existed many of the conditions contemplated by the Act. He was himself living within the four-mile radius, and from his house he looked on “cottage gardens” and pastures, and he was not sure that he did not look on a “park,” as defined by the Act. There was certainly a racing ring, if not a “racecourse.” He wondered how the rating authorities of the parish interested would deal with these exemption questions existing actually within the London district.

His Honour Judge LUMLEY SMITH, Q.C. (Honorary Member) said that the Act was not of so easy a character that one could master it in a moment, but, thanks to the attention which Mr. Ryde had given to the subject, the purposes and the operation of the measure were rendered much clearer.

A book on this Act of Parliament had been written by the author of the paper, and he might mention that when the question of buying that book, among others, for a legal library came on for consideration, one of the highest authorities in England on the subject of rating said: “Mr. Ryde has a thorough knowledge of his subject and the library cannot do without that book.” All present would agree with him that the serious discussion of this very important subject should be postponed until every one had had a fair opportunity of reading Mr. Ryde’s paper in print, and of more fully considering the matter than was possible at short notice.

Of course everyone looked at an Act of Parliament from his own point of view. He was thankful to say that he was not a landowner, nor was he a surveyor, but he was a lawyer, and in this Act he thought he saw a prospect of at least some advantage to the lawyers. It had been said by Mr. Ryde that there were perhaps a dozen Acts of Parliament, all dealing with land, and giving different definitions of "agricultural land," and of the way in which it should be rated. As far as he could see, every landowner would have to reckon with, at least, twelve Acts of Parliament, and under each Act he would have to consider first whether what he owned was "land" (and he suspected he would know that by his balance at his bankers) and then whether it was "agricultural land." He would further have to consider whether he was the right person to be rated, and then the rate at which he was being rated, and whether he ought to come under the exemptions. So he would have in all some fifty different points to decide on which no one could satisfy him but a lawyer, and on which any two lawyers might advise differently.

But he saw, he thought, one gleam of common sense even in the obscurity of the Acts which Mr. Ryde had quoted, for he had pointed out that land covered with water was not liable to be rated to a library rate.

He was not sure that sporting rights should be divorced from agricultural land and placed in the same class as buildings, but he quite recognised the difficulty of drawing an exact line. In the case of land used occasionally as a cricket ground, or as golf links for instance, there would be some difficulty in drawing the line between agricultural land and land used for sporting purposes. He hoped before the next meeting

to be able carefully to read the Paper and to study the Act, for it was really a serious Act which required much attention, and he had no doubt that from its consideration by the Members of the Institution much practical good would result.

Mr. W. EVE having moved the adjournment of the discussion until the next Meeting, and the vote of thanks having been put and carried unanimously, the Meeting then adjourned.

AT
THE ORDINARY GENERAL MEETING

Held on Monday, December 7th, 1896.

DANIEL WATNEY (PRESIDENT) IN THE CHAIR.

The discussion on the Paper read at the last Meeting by Walter C. Ryde (Associate), on "The Agricultural " Rates Act, 1896," was resumed by

Mr. WILLIAM EVE (Fellow), who said he thought the Institution should feel particularly obliged to any barrister who favoured the members, as Mr. Ryde had so kindly done, with valuable legal views on an Act of Parliament with the administration of which they, as surveyors, were so much concerned. He would also like to add a word to Judge Lumley Smith's remarks on the last occasion in appreciation of the admirable book written by Mr. Ryde on the Act. If anyone wished to know more of the subject than could be gathered from Mr. Ryde's Paper, he could not do better than consult his book.

Among the general points alluded to by Mr. Ryde was the question whether the rates ultimately fell upon the owner. He (Mr. Eve) believed that, as a matter of fact, rates must finally (it might take some little time to bring the result about) fall on the owner. His own practical experience had illustrated this very forcibly in two adjoining parishes. In one, the rates were 9s. in the pound and in the other 5s. 6d. to 6s., and the difference in the letting value of houses consequent on that great difference in the rates was manifest to anyone who cared

to enquire as to what rents similar houses in the two parishes were actually let at.

With regard to the object of the Act, he thought it would have been much better if its operation could have been confined more to the relief of distressed lands, rather than extending to other lands, such as accommodation lands, nursery grounds, and market gardens, where it was really not needed. If land were let for accommodation purposes at £4 an acre, or even, as he had recently met with a case, at £8, that land letting at £8 would benefit under the Act to the extent of some 16s. an acre. But with regard to where relief was actually wanted, it was astonishing to find how small the relief really was. He believed he was fairly accurate in taking it that, as a general rule, the rates in purely agricultural districts stood at about 2s. 6d. in the pound. Then he thought he might go a step further and say that in purely agricultural districts, where there was a tithe payable, the rateable value was not much over 5s. an acre; at any rate this value would include an immense area of the land of this country. With a rateable value of 5s. an acre the rates at 2s. 6d. in the £ amounted to only 7½d. per acre and the distressed agriculturist would, under the Act, get 3¾d. per acre as a relief. It was a step in the right direction, but it was one that would not help agriculture to any great extent.

On page 39, Mr. Ryde dealt with meadow land occasionally used for other purposes. It so happened that two cases had come under his own knowledge where lands were used for exercising horses. In the one case the area was about one acre and a half; in fact, no meadow was left after deducting the exercising ground. In the other case there were some 20 acres.

That was an instance in point where he thought the former was rightfully excluded from benefit and the latter was included.

On page 41 Mr. Ryde alluded to the labouring classes, and he thought the description there given was absolutely in accord with what had been the practice for many years under the Standing Orders of Parliament, where returns had to be made, in certain eventualities, of all "houses occupied by the labouring classes." It had, he thought, been very generally held that the term did include the classes to which Mr. Ryde specially referred.

On pages 42 and 43, cottages and cottage gardens were alluded to, and Mr. Ryde seemed rather to find fault with the Act, because if a cottage was not occupied by one of the labouring classes the benefit did not accrue. He did not himself think there was much objection to be taken on that ground, and the principle had already been applied, he believed, to compounding. A man who lived in his own house could not compound, but if he let his property he could. It was, he thought, only carrying that principle a little further to make it a condition that cottages must be occupied by the labouring class, in order that the benefit of the Act might accrue to the gardens.

The next point he would deal with was on page 45, with regard to glass houses. The matter was in his judgment entirely regulated, guided, and guarded by the decision in the *Worthing* case. He regretted that that case had been so decided, but he did think there was, certainly, a distinction between buildings used in such a way and buildings used for ordinary agriculture. These glass houses were to expedite and encourage growth. He thought it might very well be said that

one produced, and the other protected, and therefore there was a distinction. That principle had guided him in cases with which he had to deal, and he was glad to say that when that same morning the question came before a Special Sessions this view was adopted. When the decision in respect of filter beds under the Public Health Act was considered, there seemed nothing so very surprising in the decision in the *Worthing* case.

Filter beds used by water companies had been held to be "land covered by water." But, inasmuch as filter beds had their whole surface concreted and often formed by brick work, and were generally honeycombed by channels and culverts, it required a decided stretch of imagination to call them "land covered by water." If that definition held good he was not surprised that glass houses should be classed as agricultural land covered by them for the purpose of expediting the growth of what was sought to be produced on it.

There was very great difficulty, he thought, involved in the question, which Mr. Ryde alluded to on page 39, with regard to land used as a park. A farm might be let to-day and to-morrow, by compulsion, farmed by the owner residing in the mansion. It was, he thought, rather hard on the owner that he should pay the full amount for the park, when he only farmed it because his late tenant could farm it no longer and he was obliged to take it in hand, but he did not know how the hardship was to be avoided.

On page 48, Mr. Ryde, alluding to the question of sporting rights, said, "But where 'agricultural land' is "rated as increased in value by the right of sporting, "and the amount of the increase is certified in the "valuation list, such amount (according to the certificate "of the committee) will be included in the rateable

“value of the ‘buildings and other hereditaments.’” He believed some difficulty had arisen with regard to that. Of course rules and Acts could not be framed to meet every case but here it was distinctly laid down that the value of the sporting right should be added to that of the buildings and other hereditaments.

Sometimes a holding was in two parishes, the buildings in one, and the remainder of the farm, or a portion of the farm, in another, and in such a case there would not seem to be any “buildings or other hereditaments” to which to add this value of the sporting rights. He apprehended it might be considered as a separate item, inasmuch as there was no building to which it could be added.

In the last paragraph of page 53 Mr. Ryde alluded to the “deficiency” caused by the partial exemption of “agricultural land.” He thought, himself, that the legislature had been very wise in taking as a datum what existed at the time of the passing of the Act. He was afraid that if this had not been done and if the local authorities had been allowed to divide the assessment in any way they liked, there might have been in some cases a strong disposition to put very little upon the buildings and a larger portion upon the land.

It was true that in the cases to which Mr. Ryde referred, deficiencies might arise and have to be met by the ratepayers: but at the same time there were many cases in which he thought it was certain that the rating of land would go down. He did not think this 3½d. an acre would save it, and if it went down, then instead of there being a deficiency there would be a surplus. He thought this new arrangement must be taken as a man took his wife, “for better or worse,” and that so far as he

could judge no wiser arrangement could have been come to in that matter.

Then, on page 53, Mr. Ryde had severely criticised the rules. His (Mr. Eve's) opinion was that if it had been left to Parliament to make those rules there would never have been an Act of Parliament at all. He could not find fault with this mode of legislation. He confessed it was not the most convenient imaginable form, but at the same time he thought it was better to have the Act with the disadvantage of the rules, than not to have an Act at all.

There was one small complaint which he would make. He thought the rules might just as well have been printed on paper of the same size as the Act itself, as they could then be bound together, which it was now almost impossible to do.

On page 56, Mr. Ryde alluded to the minimum value of buildings. There he thought the framers of the rules had lost sight of one important point. In a great many parts of England, tithe was still from 3s. to 4s. an acre, and in some parts the tithe was more than the value of the land minus the tithe, so that the minimum might in one case be double what it could be in another, though the land was of the same rental value.

Then, on page 60, Mr. Ryde rather seemed to bemoan the fact that after all this trouble had been taken, a new valuation list might be prepared to supplant the supplemental valuation. He did not see any harm in that, for the valuation list was altered for the purposes of this Act and, when altered, it had served its purpose. The Act was made only to last five years and another Act must be introduced if it were to last longer.

He should like to say a word with regard to Clause 6 of the Act. Overseers appeared to have been given greater

power than they ever had before, out of the metropolis. Except in the metropolis, overseers could never appeal against the decision of an Assessment Committee on a special rating. They had certain powers with regard to other properties generally; but if an objection had been heard by the Assessment Committee and dealt with on any particular assessment, the overseers had no power to challenge the decision of the Assessment Committee. He rather thought that was an objection to the Assessment Act, and therefore he was glad to find that in this particular case power was given; but it was given with one hand and taken away with the other, for although the overseers had power to appear in respect of any return under the Agricultural Rates Act, the Assessment Committee (he thought he was right in saying) had no power to appear. That point seemed to have been lost sight of, for he found that the surveyor of taxes, or overseers, had to give notice to the Assessment Committee in case either of them appealed. He could not understand the good of notice to the Assessment Committee of appeal to Quarter Sessions or Special Session when that Assessment Committee had no power to appear.

The PRESIDENT read a letter from Mr. Albert Buck, of Worcester, in which he said:

"I am unexpectedly prevented from being in town to-morrow. I had arranged to be at the Council Meeting, and in the evening to join in the discussion on Mr. Ryde's Paper on the 'Agricultural Rates Act,' although I do not know that there is much to say about it. The revising of the valuation list in the unions in this district has been done with little friction and without an appeal. The Assessment Committees, overseers, and surveyors of taxes have worked well together, and in each case it has been settled what sum the State shall contribute yearly to each spending authority towards the total sum they have to raise.

"It will no doubt be of some benefit to the agricultural interest, but up to now we agents have not felt any relief. The tenants are sceptical and will wait till they feel it before they give any credit for the session.

"I have understood that, as a rule, the proportions adopted have been from one-eighth to one-sixth (Order, article 5, 3, (a)).

"It remains to be seen whether the individual ratepayers will appeal. If they do, it will only be shifting the burden, the amount each spending authority will receive annually from the State being fixed.

"The game rights, I understand, have given some trouble. The clauses in the Act are a little vague.

"The first section in the Act has been a stumbling-block to some members of the Assessment Committees—see the last words in the section viz. : 'the occupiers to pay half only of the rate in the pound payable in 'respect of buildings and other hereditaments.' They have claimed to pay only half the rate on the buildings.

"I hope we may assume that this Act is such an expression of sympathy as may justify our hoping that we agents may be further relieved; for after all, great as may be the sufferings of the landlords and tenants (and they are great), the agent is the one who is in need of the largest amount of sympathy."

Mr. HOWARD MARTIN (Fellow) said he feared he had no information to impart concerning the Act, but he wished to add his thanks to those which had been already accorded to Mr. Ryde for his instructive and useful paper.

The question of land covered with glass houses had already been touched upon by Mr. Eve. Mr. Ryde regarded it as anomalous that land covered with greenhouses should be treated as nursery garden ground under the Public Health Act of 1875, and that under the present Act ordinary farm buildings were not treated as agricultural land, but it seemed to him that the reason for the distinction was clear. It would be unfair that land covered with greenhouses should not be treated as a nursery garden, merely because the nursery gardens grew crops which had to be covered instead of growing in the open, and the difference between an ordinary farm building and such greenhouses was that such greenhouses were generally erected by the tenant, and were his property, while ordinary farm buildings were almost invariably erected

by the landlord or his predecessor in title. The Market Gardeners' Compensation Act 1895 recognised this distinction by providing that all buildings erected by market garden tenants should be removable by them.

Mr. T. POWEL (Visitor) said that although he spoke without having had the opportunity of studying the paper he might state, as chairman of the Hollingbourn District Council and Board of Guardians, that in his district every effort had been made to devise a plan of their own to adapt the new Act to the local circumstances, and the plan which had been adopted, was to ask the overseers of each parish to send in a new valuation list and at the same time to advise them to call in an influential committee of each parish to assist in making a valuation list. It gave him great pleasure to attend the present meeting, but he confessed he had come to try to find out exactly what the Act really did mean. There were many anomalies in it, and various points exceedingly difficult to interpret.

One point which he thought deserved notice was that the old Rating Act said, that after a man had been assessed at a certain sum for his farm he should be allowed to have the tithe deducted from the assessment. Under old leases and agreements that still presented a difficulty to Assessment Committees. A man would probably go (or did some years ago) to his landlord and would bid a lump sum for the farm, and when he appeared before the Assessment Committee would state that he had hired the farm for, say, £200 a year, and would claim that the tithes should be taken off under the old Act, and it was a very difficult thing now, if that Act were not repealed or amended, to know how, in making a new valuation list, such a case would stand. At the present

time a man making a bid for a farm probably bid very low. He (Mr. Powel) lived in what was now a poor farming district where farms which used to be let for £500 a year were now let at £100. If the tenant produced a receipt for rent, say at £100 a year, the Assessment Committee naturally, according to the old Act, took the rent as a guide for arriving at the rateable value. There might be a fine old farm-house, suitable for a farm of 500 or 600 acres in the old days, which the Inland Revenue Office would assess at £40 or £50 a year. This could not be reduced, and when the assessment of, perhaps, large premises was taken into consideration almost nothing was left for the land, and the occupier did not appear to be assessed at all for his land as land. On all Assessment Committees, a certain number of members would be interested in house property, and these would at once object to a man paying apparently nothing on his land.

He was on a committee of the kind he referred to, and he had found that such cases were very difficult to deal with. A man, hiring for £100 a year a farm originally let for £500, or £600 with tithe added, claimed that the tithes should be deducted, and it was not easy to see how to get over the difficulty, for the old Tithe Act distinctly said that the tithe must be taken off the rateable value of the farm. There were many other difficulties which must arise in the working of this new Act in conjunction with the old one, which had not been repealed.

Mr. W. W. GLENNY (Visitor) said, that as chairman of the Assessment Committee of the Romford Union, Essex, he desired to thank the Council of the Institution for their courtesy in inviting him to take part in the

discussion, although he was afraid he would be unable to contribute much that was useful, for he had not had the advantage of hearing Mr. Ryde, or of reading the Paper, which required careful study before it could be properly discussed. So far as his own union was concerned, scarcely any difficulty arose, for the overseers and the surveyors of taxes worked harmoniously together without friction. The surveyors of taxes had been, so far, a help to them, though perhaps their presence might have been dreaded by some very old-fashioned guardians. They had tried to throw all the light they could on the matter, and were most willing when the evidence was clear to fall in with the views of the Assessment Committee.

He could not quite agree with Mr. Eve in some of his remarks, for he thought the Act would prove to be a valuable and useful one. It was true that it helped poor land very little, but in his distressful county they were thankful for even small help. When land was going out of cultivation, and tenants were wondering whether they would be able to get round the next half-year or not, they were glad of the smallest assistance, and he did not think cold water should be thrown on this Act because it did not give all the benefit that could be wished for.

A very interesting question, which Mr. Eve and he had discussed before, was the assessing of land covered with glass. He knew there was a difference of opinion on that point, but he thought that when a man was enterprising enough to put up glass-houses of his own to cover the land, thus trying to compete with the foreigner, he should be encouraged. Even if one-half of England was covered with glass, in order to produce those goods which were now imported to such a large

extent from abroad, it would be an advantage to the country. Everyone knew how hard a struggle some men had, and how difficult it was for them to get a living, because they cultivated perishable goods and were liable to have the market glutted.

He remembered that one high authority had recommended, as a cure for agricultural distress, that farmers should grow salads. It was a brilliant idea, but it was necessary first to teach the English people to eat salads to a much larger extent so as to make their cultivation profitable: at present the demand was exceedingly small, and salads were little appreciated except in hot weather. He thought that if any man was enterprising enough to go into cultivation of this kind, as had recently been done in many places (he believed that in Worthing alone there were something like 20 miles of tomato houses) he should be encouraged. In his own district the principal question demanding solution was what was a "park" and what was not. A landowner might be farming his own land, and, if he was a small landowner, might depend upon it for his living; then to some extent surely, even if there was a large area of grass surrounding the house, he was a farmer, and, needing some pasture to accompany his arable land, it should all be considered agricultural and ought to receive benefit under the Act. It was rather a difficult question, for it was not convenient to farm arable land unless there was pasture with it. Of course the principle was sound that if there was a good house with grass land of a park-like character, well-maintained, around it, whether it were 50, 60, or 100 acres, then the occupier should be liable to pay for it as park, but he knew where some grievance existed in this particular respect.

Mr. J. D. MAXTED (Visitor) said he should like to say a few words about the Worthing case. He was surprised at the judgment, but at the same time he was very glad indeed that the matter had been decided in that way. He had thought, himself, that it was utterly impossible that glass-houses, or rather the land on which they stood, should be exempted; but now that they were to be benefited by the Act, he greatly hoped that their hop oasts (of which there were many in the Bridge Union in Kent, of which he was chairman) would be benefited. It had been said by a previous speaker that glass-houses were put up by tenants instead of by landlords, and that farm buildings were nearly always put up by landlords, and that glass-houses should be encouraged to enable the native grower to compete against the foreigner. But there were a great many cases in his district in which the tenants had put up the oasts for drying their hops, which in countries more favoured by climatic conditions were dried, wholly or partially, in the sun. He therefore lived in the hope that after a little while the hop-growers might reap some benefit under the Act.

Mr. R. M. CHART (Fellow) said, with regard to the question of market gardens, if the judgment in the Worthing case were not accepted matters would remain in great confusion. That judgment was a very lucid explanation of what was a market garden, and if it were departed from it seemed to him that serious difficulty must arise.

He would like to know when glass-houses became "buildings." He happened to live in a district where they were largely used, and where salads, &c., were grown on a very large scale for the London market, and the system

practised there was first to make a heap of manure, on which frames were put afterwards. Hotwater pipes were put down as a substitute for manure, concrete walls were made and lights put on those, and, as the system advanced and tomatoes were to be grown, the lights were raised into glass-houses. He should like to know when, under these conditions, this arrangement for increasing the growth ceased to be mere glass to cover the ground, and became "buildings." The Assessment Committee in the district, with which he had a great deal to do, took exactly the opposite view to that on which the Worthing judgment was based. They held that these places were buildings, and were to be separately rated, and had acted, he was sorry to say, on that view. The overseers did not see why they should take the initiative and appeal against that assessment, but thought the ratepayers should be left to do it. The result would, he thought, be that the Government grant in aid of the deficiency would be lost; and it seemed to him a pity that the ratepayer was not enabled to appeal before the Assessment Committee at this time, for the effect of it would be that the burden would be thrown upon the ratepayers to make up that deficiency instead of upon the Government.

Mr. T. A. DICKSON (Fellow) said that, as a country member, he desired to express on behalf of country members their thanks to Mr. Ryde for his extremely able Paper on this somewhat difficult subject, and also for the book to which Mr. Eve had referred. He was a chairman—he could not aspire to the dignity of chairman of the district council, or even the parish council, for the parish in which he had lived was not sufficiently

large to have a council—he was only chairman of a parish meeting. He might say that in his parish they had tried as far as possible to give effect to the Act with as little friction as might be. The overseers had met and had settled the basis on which the rating should be carried out, and that basis was agreed to by the Assessment Committee and afterwards by the surveyor of taxes.

As to park land, some considerable part of the parish was park land and a good deal of the park land was occupied as a farm. Curiously enough the park happened to be situated not only in two parishes but also in two unions. All inside the park was, of course, grass land, and the land outside the park was altogether arable land, but the point was that some of the grass land, forming part of the farm, happened to be in a union other than where the rest of the farm was situated. Both unions and parishes had adopted the line of recognizing this grass land in the park, as used for the purpose of a farm.

Mr. C. BEADLE (Visitor) said that in the district where he was chairman (Dartford Union) no difficulty, practically, had arisen, except with regard to glass-houses, but as these were of large rateable value, he was considerably interested in the question, and had been pleased to accept the invitation of the Council to attend the meeting and gather information on what was, to his Union, a very important point.

Mr. WALTER C. RYDE, in reply, said he had first to perform the duty which every speaker had made it more difficult for him to perform, and that was to

return, sufficiently, his thanks to the Institution for the way in which they had received his Paper.

In replying to some of the points raised during the discussion, he would first take the question of the rating of glass-houses. He thought at one time that he was going to have the honour of being the only person in England who found anything to say against the view that the judgment in *Purser v. Worthing Local Board* * decided the question. Notwithstanding what had been said by previous speakers in favour of the view that this case had decided the question, he still thought there was much to be said for the other view. He endeavoured to refrain from saying in his paper that he thought the case did or did not apply, and he still said he thought it was a very difficult question. That case was decided under the Public Health Act. The Public Health Act used words almost identical with the words in the Agricultural Rates Act, but the Public Health Act proceeded on a different plan of drafting altogether. The words of Section 211 of the Public Health Act were that "The owner of any tithes or of any tithe commu-
" tation rent-charge, or the occupier of any land used as
" arable, meadow, or pasture ground only, or as wood-
" lands, market-gardens, or nursery grounds, and the
" occupier of any land covered with water or used only
" as a canal, or towing path for the same, or as a
" railway constructed under the powers of any Act of
" Parliament for public conveyance, shall be assessed in
" respect of the same in the proportion of one fourth
" part only of such net annual value thereof."

Of course it was obvious that this section was drafted on one principle, and the Agricultural Rates Act on an-

* See *Professional Notes*, vol. ii. pp. 59 and 121.

other. That section defined by name the different classes of property which were to be exempt, without mentioning the properties which were not exempt, but the Agricultural Rates Act said that certain properties should be put in one class—the exemption class—and certain other properties in the other class, and it named both classes, one as exempt, viz. agricultural land, and it also named, as not exempt, buildings. Therefore agricultural land was contrasted with buildings, and in the Public Health Act agricultural land was not expressly contrasted with buildings. Buildings, of course, were not mentioned, and there was no provision (as in the Agricultural Rates Act) that land was to be exempt and buildings not exempt.

He would call attention to Section 5: “In every valuation list and in the basis or standard for any county rate, and in any valuation made by the council of a borough or any other council for the purpose of raising the borough or other rate: (A) where separate hereditaments are specified therein, the value of agricultural land shall be stated separately from that of any building or other hereditament.” That section expressly distinguished between agricultural land on the one hand and buildings on the other. It seemed to him that it might be possible to get another meaning out of “agricultural land,” where it was contrasted with buildings so sharply as it was there, compared with the Public Health Act where it was not contrasted so sharply. Of course one expected to find the same meaning apply to the same set of words in the two different Acts, unless one found that the new Act expressly used words in the definition clause which had a different meaning from the words in the earlier Act. Now if one followed the

definition clause of the Agricultural Rates Act it would be found that the word "allotments" was used. There was no question that the word "allotments" included allotments of any size, as there was no limitation mentioned.

The word "allotments" was added to Sections 211 and 230 of the Public Health Act by an amending Act, and the amending Act expressly limited the size of the allotments to two acres. So that in the Public Health Act the word "allotments" was used in one sense, and in the Agricultural Rates Act the same word was used in a different sense, and as Parliament had used the word "allotments" in a different sense from that in which Parliament used it before, it was quite possible that Parliament used the term "market gardens" in a different sense from that in which "market gardens" was used before. It was possible—he meant that there was an argument to be made in favour of it, he did not say it was conclusive; at any rate it was very difficult to say off hand—that the point was governed by *Purser v. Worthing Local Board*.

Then as to why this Worthing case ought to apply. One of the reasons given was that it was a good thing to encourage a man who put up glass-houses. If that were once held to be a good reason, what would be the result with regard to the construction of dwelling houses. If one had a piece of land and put up a dwelling house thereon for one's own occupation, the Assessment Committee retained a surveyor to make a valuation. He thought it was just possible that he might take four per cent. on the land and five per cent. on the cost of the buildings to arrive at the value of the dwelling house, and this would be no inducement to build, for the

better the house the worse for the building owner. The whole system of local taxation being imposed on land and buildings was a discouragement to expenditure in buildings on a man's own land. Therefore he did not think that great reliance was to be placed on the argument that the occupying tenant should be encouraged to put up glass-houses by letting him off his rates, for the same thing would seem to apply to the owners of dwelling houses. He thought it rather unlikely that Parliament ever had in mind the encouragement of the builders of glass-houses.

There was one other reason suggested for the wide distinction between glass houses used for the growing of tomatoes or similar vegetables, and farm buildings. Other members present knew more than he did on that point, but he agreed there was a difference in the nature of the use to which they were put. One or two of the speakers had overlooked the point that the object of a nursery garden was not to grow, but to grow and *sell*, and ultimately the object of all cultivation, he took it, was to grow and sell, and it seemed to him if that were the *terminus ad quem* it did not much matter whether the building was used for the protection of the thing while growing or after it was grown, for both were necessary to the ultimate purpose, both to the farmer and the market gardener. He did not think, therefore, that this distinction should be relied on too much.

He was sorry that Mr. Eve seemed to think that he (Mr. Ryde) had unfairly criticised the Act for rendering the rules necessary. He agreed that if Parliament had waited for the rules to be passed there would have been no end to the discussion in Committee of the House of

Commons, and the Bill would still have been a Bill and not an Act.

Might he give an illustration (not he hoped without interest) of the evil that was wrought in passing an Act which would not work of itself, and was only made workable by incorporating with it the provisions of other Acts. In 1888, the Local Government Act was passed, which created County Councils, but it was absolutely unworkable without the incorporation in it of other Acts. By Section 75 there was incorporated an Act with, at all events, a good title, viz. the Municipal Elections (Corrupt and Illegal Practices) Act, 1884. Among other things which that Act made illegal was the employment of certain paid agents in municipal elections. That was extended to elections of County Councils, and was now applied to the election of District and Parish Councils; so that he hoped the illustration would interest many who were present.

A gentleman in Yorkshire thought he would stand for the County Council, and wishing to do the thing properly he said to somebody, "I want you to be my "agent to carry the thing through." No precise sum was mentioned, but it appeared that the agent expected, and the candidate himself expected, that some money would be paid. The agent having set to work, the gentleman thought, there not being much to do, he would sit down and read the morning paper, and in doing so he came across the account of an application to the Court of Queen's Bench for relief in respect of an illegally paid agent. He at once consulted his solicitor, who said, "You had better apply for relief as this other "gentleman is doing." Application was made, and all

the necessary notices served on the necessary parties (and a good many parties were necessary parties on such an application), and it came before the Court of Queen's Bench. As all knew, the Court was sometimes constituted by one pair of judges and sometimes another, and the two judges before whom the application came refused it, although other judges had granted similar applications.

It was taken to the Court of Appeal, and the first question was whether there was any right of appeal. Counsel for the appellant said he could satisfy the Court as to that, and he believed he did, or tried to, and then the Master of the Rolls said, "Which is the section that applies?" He was shown the section of the Act incorporating the Municipal Elections Corrupt and Illegal Practices Act. His lordship said it was not clear, though counsel assured him it was, but the Master of the Rolls said, "The Attorney-General must come and tell the Court whether this Municipal Act is incorporated." He arrived, and made a very able argument, as one would expect the present Attorney-General to do, and satisfied the Court that this section did incorporate the Municipal Elections Corrupt and Illegal Practices Act, and the Court of Appeal thereupon proceeded gravely to consider whether the candidate should have relief for inadvertently failing to understand the section which the Court of Appeal had found so obscure.

That was what came of incorporating other Acts in a wholesale way. He thought with that in view, notwithstanding Mr. Eve's argument, there was considerable mischief caused by incorporating a number of other Acts and making rules.

Another point in the Act and Rules which had been

referred to was whether the Assessment Committee had power to appear in opposition to an appeal relating to the overseers' statement. That was one of the six or seven questions in the Act and the Rules which to his mind were absolutely insoluble. He could not conceive why the Local Government Board failed to make it clear whether they intended the Assessment Committee to have a right to appear on an appeal or not. There were two sorts of appeal, one to Special Sessions and the other to Quarter Sessions. At Special Sessions the appeal was to be heard in the same manner as under the Parochial Assessment Act. Under that Act, as amended by a later Act, an Assessment Committee had the right to appear, but an appeal to Quarter Sessions was to be brought in the same manner as under the Summary Jurisdiction Act, and under that Act Assessment Committees had no right to appear. Why they should have the right to appear in one Court and not in another seemed to him a thing for which no adequate reason could be given. Again, why an Assessment Committee should have notice of appeal in either case, if there was nothing to be done by them, was a puzzle of which he could find no solution. It seemed impossible to arrive at a satisfactory conclusion on that basis.

The question had been raised, "When do glass-houses become buildings so as not to be exempt, assuming that buildings are not exempt?" That seemed to him to be a question of fact, similar to those which often arose in rating machinery. For instance, a tank was in itself a chattel which might be moved about, and was not, therefore, rateable, but if it were set on four posts and eventually became the roof of a building, when did

it cease to be a chattel and become rateable as a building? It seemed to him difficult to decide the question on the authorities, which of course were *all* right. Again repeating himself, he could only quote the learned judge who, when counsel asked, "Where are you going to draw the line?" replied, "I am not going to draw the line, I only say on which side of it you will fall." He thought it was impossible to lay down a rule and to say when a thing like a cucumber frame, for instance, ceased to be a mere chattel and became a building.

One speaker had pointed out that by an appeal by a ratepayer the Government grant would be lost. As he understood the statement made, he must say that he did not agree with this. If he interpreted the Act and Rules aright, the scheme of the Act and Rules was, that the Government grant was to be fixed once for all, and it was to be based on the account of the last financial year before the passing of the Act, and apparently it would be fixed on the basis of the overseers' statement as corrected by the Assessment Committee. The ratepayer having no right of appeal against the statement, that statement, right or wrong, must remain. Then when a rate was made there was a right of appeal, and he supposed one would have to go before the Assessment Committee and point out the objections to the list, and, failing to obtain relief, would then have to go to Quarter Sessions, and then if the rate were altered the list would be altered too. But he was not at all sure that the effect of altering that list would alter the statement.

Under Section 4, the Local Government Board might, in cases of error, amend. But he was not certain whether those words, "in case of error," meant clerical

or arithmetical errors, or whether they referred to such cases as had been mentioned during the discussion. It was just possible that if the ratepayer appealed to the Court of Quarter Sessions, and ultimately to the House of Lords, and the House of Lords said it was wrong *ab initio*, that might be an error, and the Local Government Board would be able to amend their certificate in respect of the Government grant; but whether that section applied it was not easy to see, and whether, assuming it did apply, the Local Government Board was bound to act upon it, was another question. But he wished to point out that the appeal of the ratepayer was not of itself to affect the annual grant.

It had been asked by Mr. Eve whether a ratepayer having, as he thought, not had his property divided in the right way, could, in a week, or in any such time, appeal and get it put right. Could he get reviewed the division between buildings and land? He might answer "yes" to that question. He found nothing in the Act or the Rules which made the overseers' statement, as approved by the Assessment Committee, final for all purposes; in fact he thought the rules said that after the Assessment Committee had finally approved the overseers' statement they might make a supplemental list showing the result of all the divisions in the statement under the Agricultural Rates Act. He found nothing in the Act which said that the supplemental list should be unalterable.

It was maintained by Mr. Eve that the Act did not give the ratepayer the right of appeal, and that there was no prospect that what the Act did not give him to-day would accrue to him at a later period. He did not

agree with that. Supposing a farmer, in the old days, to be rated at £100 for the land and £50 for the buildings; no doubt he might appeal against one or the other or both under the Act of George II. He found nothing in this Act to prevent his doing the same thing. He had not considered it very carefully, but at present he saw nothing to prevent the ratepayer appealing against his rating, which was in effect against the valuation list, for a decision in his favour would alter the valuation list. No doubt it seemed rather strange that if a ratepayer had the opportunity of appealing at a later stage he should not have the opportunity at an earlier stage. He did not, however, see any right of appeal taken away by the Act.

He had received a private letter from a member of the Institution who questioned the accuracy of the statement in his (Mr. Ryde's) Paper that the Docks (water area) mentioned in the table on page 61 would receive no exemption under the Lighting and Watching Act, and he was referred to the case of a canal (land covered by water) which would be entitled to exemption under that Act. He might mention that his statement was made after referring to the authorities and to the case of *Peto v. West Ham* reported in 28 Law Journal, M. C., page 240, which decided that land covered by water, as a dock, was entitled to no exemption. He was aware that it had been decided that a canal was, in effect, merely a road covered by water, and was entitled to exemption; so that, according to the authorities, a space of land covered by water would be entitled to no exemption if it were square or even of irregular shape, but if it was an oblong of a sufficient although undefined

length in proportion to its breadth, it would be entitled to exemption. It was difficult to reconcile that with one's idea of the common fitness of things, but in the judgment on one case the other was quoted and distinguished, and it was held that both might stand together.

He would like to make one or two remarks as to the incidence of local taxation. On the first page of his Paper, he said this: "I do not propose to deal with any question of politics, and, as I have mentioned politics, I may add that I do not propose in my Paper to discuss that much-vexed question of political economy, whether the burden of local taxation is borne ultimately by the owner or occupier."

He thought Mr. Sabin and one or two other speakers seemed to misunderstand him in taking it that he contended that the occupier bore all the burden of the rates. As he said in his Paper, he did not propose to discuss that much-vexed question. So in his remarks in replying he did not propose to discuss it, but he did not wish to be understood as saying that the burden of taxation fell on the occupier. He had looked into the authorities on the incidence of taxation, and he would say a few words as to the result of his investigation.

It would be found, when one began to read the classical authorities, that the names of John Stuart Mill and Professor Fawcett occurred as the most prominent. In reading Fawcett's book on Political Economy, he found at the end of one of the chapters a very short paragraph in which the writer said it was perfectly easy to show in the event of certain taxes being imposed on manufacturers that the incidence fell entirely on one

class of persons (he forgot for the moment which). He (Mr. Ryde) thought when he read the passage it was not perfectly easy to show it. He afterwards read a later edition of the same work, and there he found the short paragraph expanded into two or three pages, and so far from its being easy to show that the incidence of taxation fell upon that particular class it seemed to be very difficult to show it, in fact the author arrived at the conclusion that an altogether different class of persons bore the incidence of taxation. John Stuart Mill had been quoted as a strong authority for the proposition that the burden of local taxation fell on the occupier. It was interesting to note that in his work the same thing happened as in Fawcett's case. In the earlier edition one found the view taken that the burden of the land tax fell entirely on the occupier. In the later edition, so far from that general proposition being laid down again, it was whittled away to the extent of three-fourths by cases in which a contrary conclusion was arrived at. So that one had the very valuable assistance of an argument of "Mill upon Mill" as to the correct view.

On another point great care must be taken in reading Mill as an authority. He drew no distinction in dealing with taxes on land between local taxes and Imperial taxes. But an Imperial tax of say 5s. in the £ was imposed over the whole country, and a man could only escape it by leaving his country, while in the case of a local tax on land, which might, and did, vary largely, even in contiguous parishes, there was often a possibility that a man, by moving five miles from his present home, might escape a large portion, if not all,

of the tax. Obviously the two things were essentially different.

In conclusion, he thanked the members for the patient hearing accorded to his Paper, and wished to express his especial indebtedness to the speakers who had criticised it with so much kindness and toleration, in spite of what he felt must be its many defects.

The Meeting then adjourned.

THE FUTURE DEVELOPMENT OF THE SURVEYORS' INSTITUTION.

BY HOWARD MARTIN, FELLOW.

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, on Monday, January 11th, 1897.*

DANIEL WATNEY (President) in the Chair.

The present prosperity of the Surveyors' Institution, and the importance of the position it has attained within less than 30 years of its first foundation, have naturally excited amongst its members a strong desire that its prosperity shall be turned to the best possible account, and that its future development should be worthy of its present position. That desire has already found expression in many suggestions of more or less value, and it is hoped that this paper may start a free discussion of the whole subject which will throw a strong light on the future course of the Institution. It ought, however, to be clearly understood that the paper expresses merely the private opinion of the writer, to which, so far as he knows, neither the Council nor any other of its members are in any way committed.

It will be useful in considering the future development of the Institution to recall its past history. Its members may well be proud of the rapidity and extent of its growth since its foundation in 1868.

In less than 30 years its members have increased from 202 to 2,627 of all ranks, and its annual income from £2,130 to £8,255, including entrance fees; it has

collected a library containing about 6,000 volumes: among them rare and valuable books; and has accumulated capital amounting to about £33,000, of which £32,500 is about to be invested in the best possible security, viz., in building for the Institution itself a home (long and greatly needed) worthy to be the professional centre, as I trust it soon will be, of the surveyors of Great Britain and Ireland.

The most remarkable feature of the growth of the Institution is the wide adhesion it has received from the members of all branches of a singularly varied profession scattered over the whole country. Every young man intending to become a surveyor in England, Ireland, or Wales now looks to the Institution for the direction and testing of his professional education, and to the Fellowship of the Institution as the stamp of its satisfactory completion; the members of the Institution are spread over the whole of the three countries; from all parts they refer difficulties and disputes for settlement to the Institution as a common centre; and this practically universal acceptance of the Institution by the profession is the best evidence of the serious necessity for such an organisation which existed when it was founded by Mr. John Clutton and the other public-spirited and far-seeing men who joined him in the work in 1868. At that time there were at the head of the profession eminent surveyors, men of great intellectual ability, of wide experience, and learned in the various branches of professional knowledge; men in whom the public had confidence, and of whom the profession was proud; and the majority of the rank and file, spread over the whole country, were, no doubt, competent honourable men, respected in their own circles, and in all respects worthy to deal with the important

interests committed to their charge. But the profession was without unity and without organisation.

There was no standard of professional education, and there was rarely any attempt to give any professional education beyond the picking up of experience from hand to mouth by young men in the course of their performance of the actual duties of the offices in which they were employed.

There were no means of ascertaining and expressing the opinion of the profession upon the various questions concerning the rights and interests of all classes interested in real property which are raised with increasing frequency by public opinion and are dealt with by legislation, and of giving that opinion the effective weight to which the knowledge and experience of surveyors entitles it on such subjects. There was no tribunal before which charges of professional misconduct could be investigated, nor by which the disapproval of the profession of all practices unworthy of it could be expressed ; nor any organisation by which the interests of the profession could be defended from injury either from without or within ; or from which information or assistance could be obtained by surveyors in dealing with the occasional difficulties in practice which necessarily arise in a profession so widely varied.

Anyone was at liberty to call himself a surveyor, nor was there any test by which the public could judge of his claim to do so. Undertakers, wine merchants, linendrapers, ironmongers, builders, plumbers, and others, especially the members of that large class who having no competent knowledge of any calling, have failed in many, and regard the word "agent" merely as a title to charge commissions for receiving other people's money without any obligation to give any knowledge or experience in return,

described themselves as surveyors ; and did not always benefit the public, nor add to the credit of the profession by their nominal membership of it.

It was to supply these serious needs that the Institution was founded.

In the words of its charter its object was to "secure " the advancement and facilitate the acquisition of that " knowledge which constitutes the profession of a Surveyor, and to promote the general interests of the " profession," and "to maintain and extend its usefulness " for the public advantage ;" and it may fairly be claimed for the Institution, that in spite of the shortcomings which attend the work of all human organisations, it has, on the whole, achieved remarkable success during its comparatively short existence.

The examinations of the Institution have established courses of professional education for young men entering every branch of the profession, and secure that they shall have, at any rate at the commencement of their career, a competent outfit of theoretical knowledge. The opinion of the profession, with all the weight conferred upon it by unique knowledge and experience of matters affecting real property, has been brought to bear effectively on important legislation, and the position of the Institution in that respect fully recognized by Parliament.

The Council of the Institution has frequently been called upon by its Members to deal with professional disputes and cases of alleged or real professional misconduct, and has done so in many instances to the advantage of all parties concerned. Through the medium of *Professional Notes* any Member of the Institution may obtain from the Secretary, at a few hours' notice, advice or information on any difficulty of professional

practice or principle from competent sources, and the published *Transactions* of this Institution include a great mass of practical professional information of enormous value for purposes of reference. There is no law even now to prevent anyone, however ill qualified, calling himself a surveyor; but the membership of the Institution is coming to be regarded by the public generally as a test of any right to the title; and the utmost care is taken to prevent unsuitable persons creeping within the fold in spite of the useful test of the compulsory examination for membership.

It may then fairly be said that hitherto the development of the Institution has been faithfully and successfully directed on the lines laid down for it at its foundation, and it is the duty of those who have now the direction of its affairs to take care that while the usefulness of the Institution to every class of its Members is increased and developed, nothing is done to divert the application of its resources from what promotes the general good and usefulness of the profession to the merely personal benefit of its members, or to limit its power and influence as the centre of the profession generally. In that aspect, above all, the Institution is the common property and for the common benefit of all its Members, and it should be an essential principle of all future expansions of its work, that they must all tend to maintain it in that position. It is perhaps not unnatural that while, doubtless all the Members of the Institution recognize the importance of this fundamental principle of its development, the various sections of which it is composed should feel some desire that any extension of the work should be more particularly in their own directions, and this feeling is perhaps somewhat intensified, in some cases,

by an exaggerated idea of the sum which will be annually available for such purposes.

So far as can be estimated at present, that sum will probably not be very large. If the income and expenditure were to continue as at present, the available surplus would amount to about £3,400 a year. But when the Institution enters upon its new premises a considerable increase of expenditure will be necessary, and the annual interest at present produced by the sum to be spent in building will of course be lost from income. The result is estimated as follows, viz. :—

Increased rent	£623
Rates, taxes and insurance	600
Establishment charges	500
Loss of interest on capital spent in building	900
Total	<u>£2,623</u>

And taking the total of £2,623 from the present annual surplus of about £3,400, leaves available about £800 a year, if nothing be set aside for a reserve to provide for unforeseen expenditure, and contingencies be left to be met by a possible increase of income from an increase in the number of joining members. As, however, the field in which the members of the profession have to earn their livings is not expansive, the latter source of increase cannot be regarded as indefinite.

It is generally supposed that an impression exists among the country members of the Institution, that as compared with Londoners they do not receive a fair share of its benefits, and that for that reason any increased expenditure ought to be on objects in which country members are specially interested in order to

redress that alleged inequality. There are reasons why our country members have some claim for consideration in any future extension of the activity and expenditure of the Institution, but an examination of the facts shows that little, if any, support to that claim can be derived from the present mode of expending the funds of the Institution.

Out of £4,483 the average annual expenditure by the Institution, omitting from consideration the cost of the examinations (which are paid for by examination fees), £1,476 is spent on printing *Professional Notes* and the *Transactions*, notices to members, etc., postages and stationery, and the expenses of the provincial committees, and in this expenditure the country have a direct interest at least equal to that of the London members.

As regards the expenditure on salaries, there is no sense in which the secretary and his staff can be fairly said to render services to the London rather than to the country members. Rent rates and taxes, and house-keeper's wages and disbursements account for the remaining £1,125 of expenditure; and assuming, what probably everyone will admit, that it is a necessity to the general efficiency of a central organisation to have a central local habitation, the only way in which Londoners may be supposed to gain a special advantage from this part of the expenditure is by their use of the library as such, and attendance at the sessional meetings (and it may be remarked in passing that the average attendance at the sessional meetings does not indicate any very keen desire on the part of the London members to avail themselves of this almost solitary advantage in their position). The use of the premises for correspondence or as a place of meeting with clients and others is necessarily almost entirely limited to country

members visiting London, as Londoners naturally find it more convenient to use their own offices for such purposes.

It would appear, therefore, that no substantial inequality in the application of the funds of the Institution has hitherto given any ground for a special claim on the part of its country members, but there are features in their position which would render an extension of the work of the Institution in the provinces useful in strengthening the position of the profession generally, and on that ground some efforts in that direction are probably desirable.

In many cases country surveyors have few opportunities of professional intercourse outside a very narrow circle, and little in their surroundings to stimulate any activity of professional intellectual life. They have, moreover, few opportunities of consulting expensive books of reference or extending their professional education outside the actual range of their own practices; and these drawbacks of their position may be, to some extent, the ground of a valid claim for further assistance from the Institution.

Doctors, lawyers, accountants, civil engineers, architects, have all felt and met the necessity of strong central professional organisations; and I am informed they all have also felt the difficulty of satisfying their country members that they are receiving a fair share of the benefits derivable from their central institutions. It may help to throw some light on our own course in this respect, to consider what has been done by these kindred societies.

It appears that the London Royal Colleges of Physicians and Surgeons do nothing at all for the general body of their members, beyond establishing and main-

taining by their examinations, a high standard of professional knowledge, and maintaining for the use of members, libraries and a museum in London ; and also laboratories in London which appear to be of little direct use to the country members.

The Incorporated Law Society appears to make no arrangements specially for the benefit of its country members, except holding its examinations in some of the great provincial centres as well as in London ; and holding, I believe annually, a general meeting in some provincial town, at which matters of professional interest are discussed, but the country members subscribe to this Society £1 a year less than London members.

There is a club carried on in the building of the Incorporated Law Society, but that club is an entirely separate organisation of which the society is, I understand, merely the landlords.

The Institution of Civil Engineers does nothing at all specially for its country members. It accepts from them a subscription of one guinea less than from its London members, but on the other hand the country members are not allowed to make use of the Institution building as a place in which they can meet clients and others when they come to London. The Royal Institute of British Architects charges the same subscription to country and London members, but treats the subscriptions of country members to certain provincial allied societies as a part payment of the subscriptions to the Institution. The Royal Institute of British Architects is, I believe, about to provide additional accommodation in its building for the use more particularly of its country members, but there does not seem to be at present any substantial advantage to the London members unshared by the country members, as the principal benefit the

Royal Institute of British Architects confers on its members is the standard of professional qualification and honour it maintains by its examinations and membership.

The Institute of Accountants makes an annual grant for libraries to local provincial societies formed in connection with it, and holds usually in provincial towns, about once in two years, general meetings for the discussion of professional subjects. Apparently the subscription of country members is not less than that of London members. All members of the Institute have a right to call themselves chartered accountants, and that privilege is no doubt in many cases of substantial advantage as some evidence of efficiency and position.

It seems therefore that the establishment of provincial libraries, the holding of general meetings in provincial towns, a differential subscription in favour of country members, the provision of accommodation for reading writing and consultation in the Central London Premises, are the only special advantages offered by any of the principal organisations of the leading professions to their country members, as a compensation for any disadvantages under which they may be supposed to suffer on account of their distance from the central Institution.

There has been considerable discussion among its members as to the methods by which the usefulness of the Surveyors' Institution could be extended, and probably the best way of dealing with the question will be to discuss the suggestions that have been made with that object. They are numerous, apparently covering the whole ground, and leaving no room for originality.

These suggestions may be divided into two classes, viz., those having no special bearing on any one section

of the members, and those which are specially intended for the benefit of country members. The first and most important of the former class is that scholarships should be established to enable young surveyors and surveyor students to attend the forestry schools on the Continent, or receive a course of scientific training bearing on their profession at the Universities. This proposal may be heartily commended as coming within both the spirit and letter of the foundation principles of the Institution, provided the scholarships were not given to persons actually members of the Institution, as Bye-law 67 prohibits the receiving by members of any gift, division, or bonus.

But the great expense of such scholarships (if of any substantial value) would limit the benefit that could be conferred in this way to very few ; while expenditure in other directions would be of much greater general value to the profession, and it is to be feared, therefore, that it is not likely that much can be done at present in this direction, unless the funds at the disposal of the Council be supplemented by private gifts or bequests for that particular purpose.

It has also been suggested that the Institution should assist professional education by providing courses of lectures on professional subjects. If surveyor students, like medical students, were collected in London and one or two other centres from all parts of the country, such lectures would be most desirable, but under existing circumstances they could only be attended by comparatively few, and it would be expedient to postpone expenditure for a few until the more general needs of the Institution are fully met. When that time comes, courses of lectures by first-rate men on suitable subjects might well form a part of the work of the Institution,

and the lectures at the completion of each course might be printed and circulated amongst the members. It would be necessary, however, to carefully avoid anything in any way inconsistent with the examining functions of the Institution.

There appears to be some desire among members of the Institution, that registers of surveyors seeking partners assistants or pupils, or surveyor's assistants or pupils seeking employers, should be kept at the Institution, and it is probable that such a register, if the idea were generally taken up by the profession, would become useful.

But work of that kind does not appear to be part of the legitimate work of the Institution. It would not advance the knowledge or general usefulness of the profession, but merely serve as a private business convenience to the individual members who happened to make use of it; and I do not think, therefore, that such a register ought to be maintained as part of the work of the Institution, or at its expense; if, however, there be reason to anticipate any general use of such a register it might be permitted to be kept at the Institution by one or other of the staff as a private undertaking if fees were paid by persons using the register sufficient to pay for the extra work involved, an arrangement which, I am informed, has been found to work with some success by the London Chamber of Commerce.

It has also been suggested that annuities should be provided out of the Institution funds for its old and indigent members, but this very worthy and desirable object must be left to be attained by private charity. Bye-law 67, to which reference has already been made, distinctly prohibits any such application of the funds of the Institution however obtained, no doubt expressly in

order that the whole strength of the Institution should be devoted to secure the elevation, education, and increased efficiency and public usefulness of the profession, and should not minister except through those advantages to the convenience and pecuniary benefit of individual members. It would be, however, possible for members of the Institution to combine to form a society to provide such annuities, and in that case the Institution might well provide a home in its own buildings for the society, and support it in every legitimate way.

The establishment of a circulating library of professional books at the Institution has been desired by some of the members, but the expense of the necessary organisation to make such a library of any general value seems to render such an addition to the Institution's work impossible.

It has also been suggested that a club should be established, I suppose in the Institution buildings, for the use of members. But such a step is obviously outside the limits assigned to the operations of the Institution, and if it were not so the expense and risk of establishing and maintaining a club would be too great to justify the attempt. I understand that, in the interests of country members, the new building will contain ample accommodation for members reading and writing, and meeting clients and others, and I have even heard (but cannot vouch for the truth of the statement) that it will contain a smoking room. This, I think, is as far as the Institution can safely go in the club direction.

The establishment of a paid standing committee to hear and answer for members knotty questions of principle and practice has also been suggested. It is to be objected to this however, that such a payment of members would probably be contrary to the constitution of

the Institution, and certainly most inexpedient. Moreover even if it were desirable it would be impossible to get men of first-rate standing and position to serve as paid members on such a committee which would be practically an arbitration tribunal, without higher fees than the Institution could afford, and at the present moment the *Professional Notes*, already referred to, secure precisely the same object, but without the expense of paying members or the delay of calling a committee together. Any member sending to the Secretary an enquiry on any point of professional practice or principle will receive an answer from two or three men selected by the Secretary for their knowledge of the subject in question within a few hours.

It has also been desired that some general system of giving introductions to members of the Institution starting in business or taking appointments in places at a distance from their existing connections should be established. There seems no reason, however, to believe that any system of official introduction in such cases is of the smallest value. The Secretary is most kind in giving information and introductions to surveyors under such circumstances so far as lies in his power, and is often able to be of great service to the members by doing so, but a merely official introduction from the Institution to a surveyor settling down in a strange place amounts to no more than a statement that he is a member of the Institution and would secure no more for him than might be attained by the display of his diploma.

As regards the second class of suggestions two methods have been suggested of assisting surveyors to maintain a high standard of professional life in the provinces which seem to me well worthy of support.

The first is to establish, in as many provincial centres

as may be practicable, professional libraries to be sustained by annual grants from the Institution, and kept open for the use of members in the district requiring to consult books of reference or to study professional works not in their own possession. The growth of such provincial libraries would probably be slow, and their beginnings small, but I believe they might be of solid service, and in time (especially if aided by local benefactions) they might become of considerable importance.

The second is to hold annually (after the manner of the Incorporated Law Society) general meetings for the discussion of professional subjects in the provinces, taking the principal provincial centres in rotation. Such an arrangement if properly supported by the members would bring London and country members into contact, would afford very valuable opportunities for a more general discussion of important subjects than the ordinary sessional meetings afford, and might do much to add to the dignity and maintain the standing of the profession in the country.

There is in this class another suggestion, which seems to tend not to the development but to the contraction of the Institution without one single justification, I mean the suggestion that the subscriptions of country members should be made less than those paid by London members. I said this suggestion has nothing to justify it, because from the point of view of this paper it is not a promising mode of increasing the usefulness of the Institution to begin by reducing the income on which its usefulness largely depends.

It would take more than the modest surplus of £800 a year, which seems at present to be all that is available for future development, to do anything thoroughly satisfactory in the way of establishing

provincial libraries and annual provincial meetings, and if the subscriptions of the country members (about 1,500) were reduced by £1 1s. each, the surplus would vanish, and all the improvement it might secure vanish with it.

It has already been shown by an investigation of the expenditure of the Institution that there is not in equity a shadow of ground for this suggestion, and the country members instead of getting appreciably less out of the Institution than the London members are, in some cases, greater gainers by it. Professional men of all professions, with few exceptions such as wealthy clergymen and the landagents of very large estates, are often in some respects in a weaker position in the country than in London; they are frequently too far apart to enjoy the mutual support that a strong professional class affords its members in large cities and are isolated amongst a population which have a somewhat low estimate of the value of brains and professional skill, and in fact sometimes value lawyers or surveyors only as possible allies in getting the better of their neighbours; while in some country districts it occasionally happens now-a-days that many of the inhabitants of means and social position are persons who, though they have left businesses of their own behind in London, affect to regard people who make their livings by doing business in the country as altogether on a lower social scale. The country practitioner therefore is often in much greater need of the weight and moral support which is afforded to him by his membership of the recognised central organisation of a strongly organised efficiently educated profession than the Londoner, and it is precisely this organising and education of the profession which it is the principal object of the Surveyors' Institution to

secure, and which it has already secured to a very marked degree.

A London surveyor's professional acquaintance must be unusually limited if at short notice he cannot get trustworthy friendly advice on any point within the whole wide range of all the branches of the profession, but many surveyors practising in the country may have absolutely no one within reach competent and willing to help them with information or advice on any matters outside the general run of business in the district; and the facilities already described, given by *Professional Notes*, are likely to be, and are, more used by country than by London members.

It is true that the Londoner can oftener attend the sessional meetings of the Institution than the countryman, but a section of *Professional Notes* is set aside expressly to enable country members having read the reported discussions at the sessional meetings to take part in them in print; and the opportunity of calmly answering the arguments of opponents in writing in the privacy of the study, and with books and papers at hand for reference, instead of doing so *vivá voce* on the spur of the moment, and under the eyes of an audience, is an advantage which many of us would not despise.

It is true that it is difficult for country members to make as much use of the Institution Library as members living near at hand, and that inequality is unavoidable in the case of any valuable central library; but it may, and I hope will, be partly removed by the establishment of provincial libraries.

As regards the Institution buildings, it might be naturally expected that (except as to attending sessional meetings and use of the library as such) they would be

more used by country members than by Londoners, whose offices in London render any other place there for conferences meetings or letter writing unnecessary : and it is stated by the secretary that as a matter of fact for every one London member who makes use of the Institution buildings for these purposes, two country members do so.

It seems clear, therefore, that no reduction of the subscriptions of country members is required to redress any inequality in their position, and that such a reduction would materially diminish the Institution's means of future usefulness. We may well be thankful that we are able to discuss the future development and usefulness of the great Institution to which we belong without having to take into account any jealousies or heart-burnings between the many various sections of its members ; but that we can consider only what is best to be done with the one object of maintaining the standard of honour and knowledge, and increasing the true usefulness of a profession to which all its members may be proud to belong.

I hope that the length of the paper to which you have listened so patiently may be forgiven, and that it may be the cause of a general and useful discussion on a subject which is of especial importance at this point in the life of the Institution, when, about to enter on a new home, we may also hope to enter upon new and extended work.

Mr. C. K. BEDELLS (Fellow) said it gave him much pleasure to move a vote of thanks to Mr. Martin for his very valuable and suggestive paper, with nearly every point of which he thoroughly agreed. He thought the suggestion for the establishment of provincial libraries

a very good one. He happened himself to have been articled first in the country, and he knew something of the disadvantages with which a young professional man in a country town had to contend for want of ready access to proper authorities, and he thought that, in the way suggested in the paper, country members—and especially the younger men—might be very considerably helped. He did not quite follow Mr. Martin's calculations as to the probable expense that would have to be borne owing to the extension of the Institution premises. He did not find that credit was given for any increased rents or other income which might accrue from the new buildings. He made this remark simply that it might be answered by Mr. Martin in his reply.

He was not sure that a register such as was suggested would not be a good thing; he was inclined to think it would. He could understand that a circulating library would be difficult to establish, and he agreed with Mr. Martin that a club was out of the question.

It occurred to him that it might be possible, with advantage and without very great expense, to afford greater encouragement to the younger members, and to hold out some inducements to them to contribute Papers for discussion at the general meetings. They had more time at their disposal than members more advanced in the profession, and it occurred to him to ask whether some portion of the surplus could not be expended, either in prizes or in other similar inducements to younger men to give real serious attention to the preparation of Papers to be read and discussed at the Institution. He believed that this would greatly encourage the literary and debating power of the younger members of the profession.

With regard to the *Professional Notes*, he agreed

with Mr. Martin that in all probability the country members derived greater advantage from them than did the London members, although he would be the last to underrate their value to every member of the Institution. A man practising in a country town, comparatively isolated from his professional brethren, found such a medium of communication with them on points of practice of very great value indeed.

Mr. WHEELER, Q.C. (Associate), said he rose to second the vote of thanks with the sincerest pleasure. He had thought at first sight that the matters dealt with in the Paper related exclusively to the profession of surveyors rather than to that profession of which several present were members, namely the Bar, for he felt that these latter were to some extent only trespassers on the Institution premises; but when he came to look at it somewhat more closely, he found that after all he might without impropriety second the vote of thanks as one directly interested in the facts and suggestions set forth by the author.

For many years—and they had been very happy and bright ones—he had been an associate member of the Institution. For some years he had been one of the examiners, and he had on more than one occasion received the very high compliment of being asked to act as counsel on the Society's behalf. It had been his duty, as well as his pleasure and his pride, to have to advise on several important Institution matters, and, notably, on the subject of the by-laws, so that he hoped he might claim to say a few words on the present occasion without unduly intruding on the attention of the meeting.

In the first place he would start from what he con-

sidered the true starting point, namely, the Charter. He regarded the Institution as essentially an academic one, and he held it to be of the utmost importance that this fact should not be lost sight of. He looked upon it as, in its nature, a great university for the profession of surveyors, and the moment this was deviated or derogated from, then it appeared to him a very grievous and very great mistake was made.

He was a little sorry to find that on the completion of the new buildings (whenever that might be) there would only be an estimated annual surplus of some £700 or £800. He had hoped to find that it would be a great deal more, and he had proposed to make a suggestion or two about that surplus. Although the Institution might go into a larger building they were still bound by the Charter, and the larger building would confer upon them no further powers than they already possessed. They would go into that larger and more commodious building as they were.

Now a very great question arose here. First of all, the Institution possessed the quality which, so far as he knew, was not common to any other great Institution of the country, of being of an essentially democratic character. Everyone had a vote (with, of course, the exception of the students), and the members of the Provincial Committees had in due course the opportunity of being promoted to be members of the Central Council, and in fact these Provincial constituencies were at the present time fairly represented on the Council. A number of professional institutes had been mentioned in Mr. Martin's paper—the Royal College of Surgeons, the Incorporated Law Society, the Institute of Civil Engineers, the Royal Institute of British Architects, and the Institute of Chartered Accountants; but he came to

the conclusion that none of them did anything specially for their country members. It was true that, as he understood, the accountants furnished an odd volume or two to the local libraries of their body, but, with that exception, he did not see that they did much for their country members. But that was not the slightest reason why the surveyors should follow their example. On the contrary, he was disposed to think it might, on the whole, be an admirable reason for making a new departure, and he would indicate in a few moments what direction he thought it might take.

Many suggestions had been made. An employment register has been advocated, and something like old-age pensions had been mentioned as desirable, but speaking as a lawyer he held that to be entirely outside the Charter. Then it was proposed to establish a club—a most cheerful suggestion—but again, as it appeared to him, wholly inconsistent with the Charter. Then a paid standing Committee was mentioned (of which, by the way, he should much like to be a member), but he thought the author of the paper had given conclusive reasons why such a thing was impracticable. Then mention was made of a series of professional introductions. That appeared to him to be a very painful process. He did not like it.

He had come to the conclusion that on the whole these suggestions, however well-timed or however honestly made, were not such as to recommend themselves practically, regard being had to the character of the Institution.

To pass to other matters, he was sorry to say, with every respect to the reader of the Paper, that he could not agree with him when he said (on page 105) that Institution scholarships would be inconsistent with By-

law No. 67. He ventured to differ from that view; but supposing it were right—and he was perfectly willing to adopt that suggestion—and supposing he (Mr. Wheeler) were wrong, which he should be sorry to think, he had come to the conclusion that there was nothing under the by-law that precluded that great professional Association from creating scholarships even for those who were nominally and actually its members. He would, if he might, call attention to that by-law, for he thought it a matter for serious consideration whether the time had not arrived when there should be some distinct encouragement in the way of scholarships or prizes given according to the funds of the Institution. On looking at By-Law 67, it would be seen that it said: “Under no pretence whatever shall the property and effects or the income or revenue of the Institution derived from the voluntary contributions of members, or otherwise howsoever, be applied in making any dividend, gift, division, or bonus unto or between any of the members.” That meant a division of its capital stock and income. It did not mean giving a man something which he earned by the sweat of his brow, or by his brain, as an encouragement to study. He thought it might very well be a matter for consideration by the Council whether that were so, and he would suggest that they should take competent professional advice on the point, or if there were a real substantial question about it, the Charter might be examined to see if it were or were not capable of that construction.

The Charter, which he had himself had several opportunities of considering very carefully, distinctly said that the Institution was founded “to secure the advancement and facilitate the acquisition of that knowledge

which constitutes the profession of a surveyor, namely, the act of determining the value of all descriptions of land and house property and of the various interests therein, the practice of developing and administering estates, and the science of admeasuring and delineating the physical features of the earth"; and he was bound to say that he thought the institution of scholarships was fairly within the scope of that paragraph of the Charter, and was not rendered impossible by the by-laws.

But suppose he was wrong, he ventured to suggest that part of Mr. Martin's Paper might well be further considered. He was distinctly in favour of local libraries, but he understood Mr. Martin's view to be that there should be some subvention, some aid, some assistance from the parent society in not only commencing but supporting those local libraries. So far as he knew—and he had made inquiries—the only bodies that had local libraries were the various bodies of solicitors in different large centres, such as Liverpool, Manchester, Leeds, and other great cities, but he understood that in no sense had the London Incorporated Law Society contributed anything to these local libraries, which were maintained by members resident in the various localities in which they were situated; but, as he said before, because others did or did not do this, he saw no reason why this Society should not, with advantage to its members, assist in the institution of local libraries.

It was perfectly plain that the Institution had made enormous progress within the last few years. He knew of no similar success in the case of any professional body. It was not easy to see how this success could be made greater, but he thought something more could be done in London. He only offered the suggestion for what it might be worth, but he ventured to suggest

that from time to time the Council should hold receptions.

The Annual Dinner was invariably a success, but the body as such was not received by the President as such, and with all due respect he would suggest that the President and Council should sometimes throw their doors open and receive all the members of the Society. It was a mode adopted by a body of which he had the honour of being one of the supreme governors. The Benchers received the members of their body with the greatest cordiality, and he ventured to suggest, as one of the governing body of the Bar to the governing body of the Surveyor's profession, that they might well follow that example.

Mr. H. G. ASSITER (Professional Associate) said he was very sorry to learn that By-law 67 precluded the Institution from doing anything in the way of forming a benevolent fund, and the reason for his regret was that the fund which he would like to see established would not be in any sense an old-age pension scheme. If a man had had fair opportunities in his business he should make some provision for his old age, and for such men he agreed that no pension fund was needed. But the surveyor's business was so particularly a personal business, and depended so much upon the man himself for success, that if by any misfortune, illness, or accident he was unable to attend to it, the whole of, perhaps, a very promising practice might be ruined. He might make provision for old age, and might insure his life and so on, but no provision he could make would cover his loss from personal disablement, and during its continuance he had no means whatever to fall back upon.

While he did not think the Institution, as such, could appropriately establish such a scheme, he thought that some of the surplus funds which would eventually accrue could not be better spent than by being put towards forming a nucleus of a fund for provision against such contingencies.

MR. W. H. WARNER (Fellow) said he thought this very able Paper, outlining, as it did, the future development of the Institution, gave an opportunity for thoughtful comments with reference to that future development. It brought to his mind a thought that had often presented itself, and which he would put forward as a mere suggestion. Would it not be advisable that in future the Papers to be read should be circulated first among the members? There were often, or perhaps always, matters in the Papers which required more careful consideration and thought than it was possible to give to them (particularly so far as the younger members of the Institution were concerned) on the spur of the moment. There were many men, he was sure, who went away from the meetings of the Institution after having heard a most useful and instructive Paper—the discussion on which was closed on the same evening—who, on thinking it over, said to themselves, “If I had only had the opportunity of reading that Paper carefully and considering the points brought forward I might have been able to put forward a few ideas, however crude they might be, which would have been useful or would at least have shown to the fellow members of my profession that I was capable of expressing the result of careful thought.” It would then also have the very desirable effect of enabling men of large experience on the particular subject to render

the discussion more useful and exhaustive than was sometimes the case.

He took it that one of the objects of the Institution was to get as many members as possible to attend the meetings. But when members knew that the Paper would reach them the following week, and that if the discussion was adjourned, they could attend and take part in it, they got into the habit of sitting at home and reading the Paper when it was published, and when it was too late to add their own professional experience. It might therefore be a useful suggestion that the discussion on any important Papers should take place at the meeting following that on which it was read, as he believed was done at the Institution of Civil Engineers.

Mr. W. H. WELLS (Fellow) said that as suggestions were invited, there was one question raised in the Paper to which he would refer, and that was the fact that anybody might call himself a surveyor. It seemed to him to be possible to meet that by altering the style of surveyors who were Fellows of the Institution, and allowing them to be called "chartered surveyors." He did not know whether that would be practicable, but he took it that established as the Institution was under a Royal Charter, the members had a right to such a title. He thought they would then hold a similar position to the chartered accountants. Nobody at the present time thought of employing an ordinary accountant if he could get a chartered accountant. The very word "chartered" carried with it a status.

Professor HENRY ROBINSON (Fellow) said that, looking back on the history of the Institution, he was

sure all would agree with him that no Society of the kind in this country had progressed so rapidly and on such successful lines, and that this marked success had been to a large extent due to the active influence of the Council, at whose hands he thought some of the suggestions made by Mr. Martin and others were worthy of very careful consideration. Speaking as one who had been a good deal concerned with examinations, he was especially struck by the enormous strides which had been made by the Institution in that direction as compared with any other kindred society. There were instances of unknown men making their mark and coming to the front in a way that was quite impossible in some of the societies to which he belonged where no such test of fitness was applied.

He thought the suggestion of establishing scholarships was a very good one, although he could not offer any opinion as to the legality of such a proceeding. That was a matter on which Mr. Martin and Mr. Wheeler were more competent to speak. He could not help thinking that, looking at the matter from a common-sense point of view, there ought not to be anything in the Charter incompatible with such a movement. He was certain it would be productive of great good, and he would rather see the funds of the Institution for the present devoted to encouraging young men to come to the front, as the outcome of study, than in laying aside a certain sum of money for the benefit of those who, perhaps, were thriftless, or who from other causes were desirous of deriving maintenance from the earnings of other people. It was not that he did not believe in old-age pensions or benevolent funds, but he thought much more was to be said in favour of this suggestion. If a man did not choose

to work and save money there was a very great inducement for him to take things more easily than he should.

He could not help thinking the suggestion of scholarships was a very good one, and he hoped it would receive the serious consideration of the Council. He also concurred in what Mr. Wheeler said about more frequent gatherings of members in the new building, and he thought great good would result from such a course. He had not come to the meeting with the intention of taking part in the discussion, but he felt, as an old Fellow of the Surveyors' Institution, that it would be right to say that his experience of the Council and their administration led him firmly to believe that what they did they did wisely and well, and he thought it would be best to leave those suggestions to them to deal with.

Mr. F. B. SMITH (Fellow) desired to say a word with regard to the examinations. They were conducted remarkably well, and were among the most practical examinations he knew of; but he would suggest that the papers should be published with the names of the examiners at the top, in the same way as they were published at the great universities of Oxford, Cambridge, and London, the Royal Agricultural Society, and other societies. He thought it would be a great help, and that the papers themselves would be of great educational value. A "coach" could usually ascertain the questions set from his pupils after each examination, and could form a collection of papers, increasing year by year, and his particular pupils often thus had an unfair advantage over men who were uncoached students. He thought therefore that it would be a very great advantage

if the papers were published year by year for the guidance of intending candidates.

Mr. P. E. PILDITCH (Fellow) said that he should like to refer to some points with which Mr. Martin had dealt in his Paper. He thought, in the first place, it was matter of congratulation that even with the new building, when built, there would be still a considerable annual surplus. Members would be pleased to find that the Council and Executive had so managed the Institution during the last twenty or thirty years, that even with an expenditure of £30,000 on the new building there would be a yearly surplus, probably of £800 or more, with which to commence life again, so to speak.

The few points on which he wished to touch were merely matters of detail. First, with regard to Mr. Warner's suggestions. He thought that in a sense he was quite right, and that an expenditure might be made with advantage on the improvement of the general meetings, and that nothing would conduce more to that end than enabling members to come prepared to speak on the subject to be discussed. He did not know that it would be absolutely necessary that the whole Paper should be printed and sent out broadcast, but he thought it might well be done at less expense by having possibly a somewhat exhaustive synopsis of the Paper—the general headings set out and the line of argument which the author proposed to use indicated. He thought that would have great influence and would enable members to come prepared to express their ideas lucidly, and to state their professional experience on any given point verified by accurate references.

On page 97 of his Paper Mr. Martin said that there

was now a tribunal before which charges of professional misconduct could be investigated. He did not want to particularise too much, but it had often struck him that the influence of the Council might be brought to bear on cases which too frequently occurred in the professional papers, where, in advertisements by firms of surveyors, the letters signifying membership of the Institution were attached to the firm's name, *e.g.*, "Brown, Jones and Robinson, F.S.I." One of them might be F.S.I., but, unless all were, the firm, as a whole, had no right to use those letters, and in any case it was lowering to the Institution to advertise the possession of the Diploma.

In one part of his Paper Mr. Martin referred to the examinations, but, as he thought, not at sufficient length. The examination system was now probably the central point of the Institution's existence.

He had had something to do with the examination system, and knew how that system was built up. Some twelve or thirteen years ago—he thought it was the second year after it was instituted—he came up for and passed the Intermediate examination. It was no doubt a much simpler affair then than now, but while he heartily joined in thanking the gentlemen who had given their labours to the perfection of the system, he, for one, was not of opinion that the examinations now held were as good as they might be, and he thought he was not alone in that opinion. In several respects he thought the examination in a good many subjects might be made more practical. Instead of having so much paper work it might be possible to test the actual possession of practical experience by work in the open—not confined always to land surveying, which was already examined in the open, but in sanitary science and dilapidations for instance, and in several subjects in

connection with the building sub-division of the examination more severely practical tests might be set. The reason why the examinations had not been made more practical in these ways had been that it would be very expensive. But he had his finger on that £800 surplus, and he wanted some of that £800 a year to be spent in improving the examination system in that way. He did not think it sufficient that, as Mr. Martin said in his Paper, all members passing the examinations must have thereby proved their possession of a certain amount of theoretical experience. He thought the Institution ought to go further than that, and satisfy the public in the same way that medical examiners satisfied them—that men who became Fellows of the Institution should be not only theoretically grounded, but that they should also have given evidence of practical knowledge and experience.

Arising out of that, it would probably be necessary to allow the candidate a certain amount of choice as to the subjects on which he was to be examined more than the division of the examinations into three classes permitted. It might possibly be arranged that it should be open for a candidate to take up some of the subjects in each sub-division, for, after all, the profession was so very varied, and he might say heterogeneous, that it was almost impossible for a man to take one of the three sub-divisions and have a practical experience in all the subjects it embraced.

There were many better qualified than he was to work out such a scheme. Possibly it might be done by means of some development of the "Special Subjects." The idea was not a new one, and all he suggested was that there should be some expansion of that idea all round, in connection with the suggestion that the

examinations should be made more practical; £100 a year spent on the examinations would probably enable the examinations to be more thorough in that way. He was speaking principally of the Fellowship examinations, in the case of which it was much more important than in the P.A.S.I. examination, that all who passed should be practical men. A Professional Associate was a man going through a certain course of training; but a Fellow was supposed to be a really practical man, and he thought the extension of examinations in that way would help to secure proficiency.

One suggestion made by Mr. Martin he quite agreed with, that each year there should be a meeting of the Institution in some provincial centre. Nothing more desirable could be done. He came in contact with many country members, and he was sure that many of them felt themselves left a little out in the cold. They did not know exactly how to describe it or what it was they complained of, but he was sure it would give them a greater feeling of *esprit de corps* if a meeting were held each year in the different provincial centres in succession.

The suggestion as to scholarships was no doubt a good one if it could be done effectively, but it would be, to his mind, an exceedingly difficult one to carry out. He quite understood that a certain sum of money devoted to attending forestry schools on the Continent might produce beneficial results, but he could not quite see how a man would acquire the necessarily technical knowledge by passing through a certain course of training at an university. He did not think such a training was to be had at an university as bearing on the profession of a surveyor. The only advantage to the student would be in general studies, very desirable in

any profession; but he did not think it would be practicable to give them an education at an university which would be technically valuable in the future work of a surveyor as such.

One exceedingly practical observation was made by Mr. Martin, but it was no sooner made than it was knocked down, which he personally much regretted. That was the suggestion with regard to the setting up of a register at the Institution for Surveyors seeking partners, assistants or pupils, or for surveyors' assistants or pupils seeking employers. The Royal Institute of British Architects had such a register, which was productive of the greatest possible benefit to members and those who hoped to become members. On many occasions he had found it a great advantage, when wanting an assistant, to go there and to know that the men whose names were registered were known to the Institution as being, to some extent at any rate, qualified for the employment which they were seeking, and some of his best assistants had been obtained by the use of that register. Of course it must also be of the greatest possible advantage to young men seeking professional employment to be able to put their names down on a register of the kind. He hoped that this suggestion would be allowed to bear fruit.

The vote of thanks having been put and carried unanimously, the discussion was then, on the motion of Mr. C. John Mann, adjourned.

AT
THE ORDINARY GENERAL MEETING,
Held on Monday, January 25th, 1897.

DANIEL WATNEY (PRESIDENT) IN THE CHAIR.

The discussion on the Paper read at the last Meeting by Howard Martin (Fellow), entitled "The Future Development of the Surveyors' Institution," was resumed by

Mr. C. JOHN MANN (Fellow), who said that he wished first to join with previous speakers in thanking Mr. Howard Martin for his able and comprehensive Paper. He must confess that on hearing the Paper read he had felt much more competent to make suggestions than now, when he had studied it carefully; in fact, after such careful study, he found it difficult to suggest any deviation from the suggestions contained in Mr. Howard Martin's Paper. But he would call attention to one or two matters within the scope of the Paper which he thought were of some importance.

On page 96, Mr. Howard Martin mentioned the remarkable growth of the Institution, and the wide support accorded to it by the Members in all parts of the country, and by all branches of a singularly varied profession. That, he thought, was not only one of the main causes of its great success, but was also one of the principal sources of difficulty in the way of making any general suggestions for its further development.

In these days of specialists it might be desirable, in the examinations and in other ways, to draw more distinct dividing lines between the various branches of

the profession, viz: the three classes of land surveyors, valuing surveyors, and building surveyors, under which examination candidates were grouped. This he thought might be a matter for consideration by the Council.

The examinations were, he held, of vital importance to the development of the Institution, and anything that could be done to make them even more practical than they were, would increase their value. On looking over the examination papers he must say that he could not find much to suggest in the way of addition or improvement, but he thought that perhaps some of the subjects might be raised to a little higher level by more strictly practical knowledge being demanded from the candidates. For instance, many estate agents had now to go a good deal into the question of dilapidations and even of sanitary work, and a fuller acquaintance with those subjects could not fail to be useful.

Although there would not seem to be a very large estimated surplus income when all increased expenses were met, it was matter for congratulation that, as the result of good management, it had been possible to accumulate such a large fund on which to draw.

The publications of the Institution—the *Transactions* and the very valuable *Professional Notes*—involved, of course, a considerable annual expenditure, but there could be no doubt that they were very well worth their cost to the Members, whether in town or country.

It was possible, of course, that he did not regard the question of country membership from the same point of view as that of the country Members themselves, but he should have thought that in many respects they must enjoy advantages even greater than those of the London Members by their connection with the Institution.

With regard to provincial libraries it seemed to him far better to have one central library, as nearly as possible absolutely perfect, than to have a number of second-rate libraries scattered over the country, for Members living in one provincial town would often find it as difficult to go to another where there was a library, as to come up to London.

The establishment of a circulating library would, he supposed, be very difficult, but if it were possible it would be very desirable if certain works, such as recognized text books, could occasionally be borrowed by country members; of course under stringent conditions as to their return within a given number of days.

The idea of a synopsis of the Paper to be read at a Meeting being previously sent to Members was, he thought, worth some consideration. When the discussion on a Paper was likely to terminate on the evening of its reading it would, he thought, be very useful to the Members to have such a synopsis, giving the main points to be dealt with. Without such a guide Members could form no idea how the subject was to be treated, or what portion of it was to be discussed.

He was glad to learn that in the new Institution buildings there would be an opportunity of adding to the comfort of Members attending arbitrations, and that the Council and their architect had decided to avail themselves of that opportunity. For many purposes the rooms had been and would be so very valuable that it would be a pity if, in any new scheme of building, the increase of that value and the comfort of members was not carefully considered.

The suggestion made by Mr. Wheeler was, he thought, a very good one. It would be well if the President

and Council occasionally threw open their doors for the purpose of receiving all the members, and thus giving them an opportunity of intercommunication which the Ordinary General Meetings did not afford.

As he had said he found that when one came to look into the details the subject narrowed itself very much. Whether one were a country or a London Member it seemed to him that the fact of being a Fellow of such an Institution must of itself be the main advantage they could have, and the prestige was equally valuable in either case.

Mr. J. A. EGGAR (Fellow) said, he regarded the Paper read by Mr. Howard Martin as practically an invitation to the Members to set forth their grievances—if any existed—and to suggest, if possible, means by which the Institution might be made more useful to the Members, and more especially to the country Members.

The suggestions made by Mr. Howard Martin and by other speakers seemed to him to cover nearly the whole ground, and to leave him little scope for suggestions of his own; he would therefore simply comment upon the remarks which had been made.

It seemed to him that all the proposed amendments were put forward, first, for the benefit of the present Members of the Institution, and secondly, for the benefit of future Members.

A speaker at the last meeting had suggested that, as the name of "chartered accountant" was used by members of a kindred society, the term "chartered" should be adopted by Fellows of The Surveyors' Institution. But he thought that the title of "Fellow" of such an Institution as they had the honour to belong to was quite

sufficient, although the value of the title was not, perhaps, quite fully recognised by Members.

He should like to see the rule established that all umpires in disputed cases should be duly qualified Members of the Institution, but that was a matter for individual Members to decide.

It was suggested that country Members were not deriving the same benefit from the Institution as was enjoyed by town Members and, speaking as a country Member, he, to a certain extent, sympathised with that expression of opinion. But it was also proposed that the country Members should pay less than at present. With that proposal he did not agree, but he saw no reason why the town Members should not pay more. He thought that would be a very good way out of the difficulty.

Referring to Mr. Howard Martin's remarks on page 102, with regard to the opportunities of professional intercourse, he thought that question one of paramount importance. He did not consider that the opportunities given to country Members of mixing with the leading men of their profession were so frequent as they might be, and if any means could be devised by which country Members could be thrown more into contact with surveyors practising in what was really the centre of the profession, such an opportunity would, he was sure, be highly valued. He heartily supported Mr. Wheeler's suggestion that the President and Council of the Institution should, from time to time, hold receptions. He also agreed with Mr. Wheeler and Mr. Howard Martin, that meetings in provincial centres would be desirable.

With regard to the library, he thoroughly endorsed the opinion of the previous speaker that it was far better to make the existing central library as good as it

could be, rather than to have a number of small libraries scattered over the country, and if any means could be devised by which the country Members could obtain extracts from the books in the central library on special points, he thought it would meet all requirements. At any rate he was sure that was a matter which might safely be left to the careful consideration of the Council.

With regard to future Members, he thought the suggestion made by Mr. Wheeler that the Institution should offer scholarships for those training for the profession was a thoroughly good one and one well worthy of support.

Mr. T. A. DICKSON (Fellow) desired, as a country Member, to support to some extent what the last speaker had said, and more especially with regard to the question of the library. He fully agreed that it would be a great mistake to attempt to create libraries in provincial centres, for the number of surveyors in each centre being comparatively small, those who could derive any benefit from such a library would be so few that he did not think the proposition reasonable. Take his own case, for instance. He belonged to one of the provincial committees which numbered 44 Members, but of that number 14 were in one town, so that he supposed that if a provincial library were founded that town would be selected as its site. But it would take him about two and a half hours to get from his office to that centre, and some Members were in a still worse position. Such a library would be absolutely of no use to him as a provincial Member and he thought it would be much better to try and get the best possible library in London.

He ventured, however, to hope that some means might be adopted by which country members (if necessary, on the payment of some small fee) might have the loan of certain particular books from the central library. Although Mr. Howard Martin seemed to think the difficulties insuperable he hoped they might in some way be overcome.

The foundation of travelling scholarships for instruction in forestry or some other special branch, was, he thought, rather a matter for a special bequest or gift than for the expenditure of the general funds of the Institution.

At the last meeting Mr. Pilditch spoke of certain Members advertising their firm with "F.S.I." at the end of the title when, possibly, one member only of the firm might be a Fellow of the Institution. He happened to see recently in a professional newspaper a firm advertising as say, "Jones and Company F.S.I." of such a town, but on looking into the matter he found there was only one Member of The Surveyors' Institution in the town indicated. How many constituted the "Company" he did not know, but apparently they were trading on the professional status of the one Member of the Institution.

With regard to future Members, he would like to say a word as to examinations. Whatever might be the branch of the profession which any particular student meant to take up in future, whether land agency, valuing, or building, he thought all would agree with him that surveying and levelling formed the foundation on which the future structure must be built. Unless a man had a thorough knowledge of surveying and levelling he was handicapped from the very commencement, no matter what branch he went into afterwards.

He was sorry to say he knew of some gentlemen who had obtained the Associateship of the Institution, but whose practical knowledge of surveying and levelling was far behind their theoretical acquaintance with the subject. He ventured to throw out the suggestion that in the future, whatever might be done with other subjects, especial care should be taken to see that any candidate for Membership of the Institution should be thoroughly and really proficient in surveying and levelling.

Mr. G. M. FREEMAN, Q.C. (Associate), said he felt, of course, that it would be extreme presumption on his part to offer any suggestions of his own on matters which were so distinctly identified with the surveyor's profession. There were many topics dealt with in the Paper on which he should feel himself entirely incompetent to make any suggestions.

He ventured to express a hope that, in the new premises, too much attention would not be given to the creature comforts of the Members, in the way suggested by some previous speakers, or it might possibly happen that arbitration cases would be conducted by Counsel only, without the appearance of witnesses, which, after all, would tend to shorten the proceedings and possibly to accelerate arrival at the truth.

Turning to more serious topics, with which he was more competent to deal, he thought it would be an immense advantage if those taking part in the discussion could know a little more of the gist of the Paper beforehand. It was almost impossible, otherwise, to be in a position to discuss a Paper properly. He was a member, some years ago, of an exceedingly successful debating club, where it was the custom to send with

the invitation card, a synopsis, of some twenty lines, describing the views of the author on the subject to be discussed. The result was that the members came with a sufficient knowledge and could at once take part in the debate without undue delay.

As to the library, he thought that it would be extremely inconvenient to allow books to leave the premises, for a member might come up to town purposely to consult a particular book and find that it had gone down into the country. The rule of the Inner and Middle Temple libraries was that books were not allowed to go out, except on one or two particular occasions, and then only with the written leave of the benchers. He thought with a large and valuable library, such as the Institution was rapidly acquiring, something in the way of a "catalogue raisonné" giving more details than was possible in the general catalogue, would be useful, if it were practicable.

He entirely approved of the suggestion that the Institution should on certain occasions, say once a year, visit in succession notable centres in the country.

The Incorporated Law Society as representing the members of the legal profession met for discussion, at stated intervals, and in different centres: a system which had proved to be of enormous value. Looking back over the last twenty years he would venture to say that a large proportion of the actual legal reforms that had been carried out in the country were due to those meetings of the Incorporated Law Society. If that were the case in an abstract thing like the law he was sure the benefit would be still greater to a profession such as the surveyors'.

After such meetings a *précis* might be printed and circulated amongst the members.

With regard to the question of scholarships, he was bound to say that he did not think they would be of much use, or that they would earn anything like what they cost. It would take a large sum to found such scholarships, and he doubted whether there would be any practical return for the money expended.

He now came to a question on which he desired to say a word or two, as it was one of which he had personal experience. For some considerable number of years it had been his great pleasure to act as honorary examiner to the Institution in Papers relating to law, and on reading over the work in these subjects he was particularly struck with the fact that the men answering the questions were obviously placed in different positions of advantage. One perhaps found the same amount of intelligence in two answers to the same question, but it was obvious that one candidate had been guided by an experienced "coach," while the other had not had that assistance, and had expended a great amount of strength and ability unnecessarily, because he did not know the particular technical lines taken by the Paper. The text books were highly technical, and candidates wanted guidance in determining what to study as essential and what to avoid as beside the mark.

It seemed to him that if a course of elementary lectures could be provided by the Institution for all who were about to enter on the examinations (in the law subjects at any rate), a far greater advantage would be conferred on the profession as a whole than by sending one or two students to the Universities. There should, he thought, be some opportunity for students to attend, at very small cost, lectures on special subjects upon which they were going to be examined.

It was suggested in the Paper that such a course would be extremely difficult, as students were so scattered, but he did not see how surveyors differed from law students, who also were scattered over the country and were serving their articles in different towns just as surveyors' pupils were. If they really felt a desire to enter the profession they could come up to town and get the benefit of the lectures he suggested, and he could not see why a course which had proved to be of such advantage to solicitors and barristers should not be equally advantageous to surveyors. At any rate, he ventured to suggest to the Council of the Institution that it was an experiment well worth trying, and one which need not run them into any serious expenditure. If it were not a success it could be at once discontinued. He thought there would be no difficulty in getting really able men, with time at their disposal, to give lectures at a comparatively small cost.

With regard to the suggestion that it would be a good thing to publish for the use of all students the whole of the examination papers which had been set, he ventured to think that it would be an exceedingly pernicious thing to do, for in his own particular subjects where a real strong grip of the whole, as far as possible, was necessary, it would have the effect of narrowing rather than broadening the candidate's knowledge.

MR. E. P. SQUAREY (Past President), said he felt that, after the exhaustive discussion upon this extremely interesting and admirable review of the history of the Institution, there was very little left for him to say. As he looked around he felt with some emotion (which it

seemed to him was natural and reasonable) the absence of some of those with whom he was associated in the foundation of this prosperous and vigorous Institution. It was one of the pleasantest and happiest memories of his life to think that he was associated with the foundation of so great and useful a society.

The author of the Paper had summed up the whole history of the Institution in one of his opening paragraphs, where he said, "At that time there were at the head of the profession eminent surveyors, men of great intellectual ability, of wide experience, and learned in the various branches of professional knowledge, men in whom the public had confidence and of whom the profession was proud; and the majority of the rank and file spread over the whole country, were no doubt competent honorable men, respected in their own circles, and in all respects worthy to deal with the important interests committed to their charge. But the profession was without unity and without organization." Those emphatic and valuable words contained the whole *raison d'être* of the Institution.

He remembered when, as Mr. Howard Martin said, there was no unity and no organisation of the profession, and one of the hopes of his life that had been fully realised was the attainment by the Institution of such signal importance and success as it now enjoyed.

Most of the points in the Paper had been so ably dealt with by previous speakers that he felt it would be mere repetition on his part to go over them again, but there were one or two on which he might say a few words.

First, on the question of reduced subscriptions for country Members. He confessed that at first sight he did think there was something in the suggestion that

country Members did not get the same benefit which the London Members obtained; but after reading Mr. Howard Martin's Paper, and hearing the discussion he had come to the conclusion that the country Members benefited equally with their town brethren. They had the opportunity of obtaining, through the various Papers read, and through the medium of that most valuable publication the *Professional Notes*, current information, knowledge and experience, legal and otherwise, up to date.

There must of course be one central home for the Institution. There must be one heart from which the blood should flow, and any attempt to diminish the force of that one vigorous heart by making it, so to speak, a parochial instead of a large imperial heart would certainly weaken the power and the prestige of the society as a professional body.

With reference to the library, he remembered that Charles Lamb had said in one of his pleasant essays that "the property in a book consisted in the ability to understand it." Now he could conceive possibility of a Member borrowing books from the library and so far adopting Charles Lamb's theory as to think that he alone, out of all the Members, was able most so to appreciate the book that he was justified in hesitating a long time before he returned it. He was quite sure that the best policy was to keep a good central library with facilities to members to get extracts from the more valuable and rare books. This was the one practical course, and the safest in the permanent interests of the library itself.

Mr. A. KING (Fellow) said that the growth of the Institution must be a source of great gratification to all

the Members, but, at the same time, it could not be denied that with that growth, greater responsibilities had accrued. The fact of the Society contemplating the building of new premises reminded the Members that the accumulated capital was to be drawn upon to the extent of some £32,000 and that, after this expenditure, there would be an estimated surplus of only some £800 a year. He was exceedingly pleased to find that there would be a surplus at all, but, at the same time, the fact must not be lost sight of that the responsibilities of the Institution had increased. He, for one, would much like to see that surplus invested, if possible added to, and not drawn upon for some years, for after all there seemed to be only an estimated 10 per cent. in hand wherewith to meet any unforeseen contingencies. He deprecated any policy of living up to the full income, and thought that, as prudent men, something should be put by to provide against possible eventualities. He quite agreed that the cost of publication of the *Transactions* and the *Professional Notes* was money well spent. The information contained in the latter publication was especially valuable.

It was suggested by Mr. Bedells, at the last meeting, that the younger Members should be encouraged to contribute Papers to the *Transactions*, but he would go even further and say that they should be invited to take part in the discussions at the Meetings. He also thought that, either by rule or by a general understanding, speakers should have a definite limit of time within which their speeches must be confined—say ten minutes or a quarter of an hour. He entirely agreed with the proposition of Mr. Wheeler and Mr. Freeman that receptions by the Council would do much to consolidate the interests of the Institution. With regard

to the Examinations, he, having undergone the ordeal, could say from his own experience that a good deal of practical knowledge was necessary before a candidate found his name on the pass list.

The value of examinations could not be overrated. As a young man he had himself found the possession of the diploma of the Institution a distinct advantage. All questions of outlay on scholarships and similar matters might, he was sure, be left to the wise discretion of the Council.

Mr. H. HAYWARD (Fellow) said that as a country Member he felt bound to say a few words with regard to the suggestion that country Members had not a full share of the benefits conferred by Membership. He, for one, felt that country Members had certainly an adequate return for their subscriptions. As Members of the Institution, they stood far above other surveyors in their various districts, and, although they were not able to attend the meetings—which certainly was a disadvantage—they had full reports of the discussions sent to them.

He was rather struck with Mr. Freeman's proposal as to lectures. The only difficulty was that the country articled clerks would certainly not have the same opportunities as those in London of attending the lectures. If the lectures could be taken *seriatim* within, say, a week or a fortnight—the various subjects following each other—it might be possible to send articled clerks up to London to attend them, and thus those in the country would have the same advantages as those in London in preparing for the examination.

With regard to the library, he was heartily in accord with the contention that there should be but

one library. He, for example, was a Member of the Provincial Committee for Kent. The library suggested would, he supposed, be at Maidstone; but as he lived at Dover it was quite as convenient for him to go up to London as to go to Maidstone.

As to the advisability of provincial meetings, he quite agreed with Mr. Howard Martin. Land agents knew that in various counties of England there were different customs, and it would be a very good thing, he thought, for surveyors in London to make themselves acquainted with those customs of the country by meetings and by discussions which would be published throughout the kingdom.

He might be wrong, but it seemed to him from Mr. Howard Martin's summary, that the available balance, which was put at £800, should come out at about £1,400. For, even allowing for loss of interest on the capital expended on buildings and increased rent, there should, he thought, be a margin of income over capital larger than that given in the Paper.

Mr. HOWARD CHATFEILD CLARKE (Fellow) said he agreed with Mr. Freeman that mere matters of detail might safely be left to the Council.

He would venture to suggest that it might be wise for the Institution to ally itself more closely with foreign societies, and to ask foreign professional men, distinguished in their profession, to become honorary corresponding Members. He thought they might from time to time be able to furnish information which would be of great value to Members.

In France and other countries where large schemes of engineering, irrigation, and other works were going

on, it might be very valuable to have honorary corresponding Members of the Institution.

He did not altogether agree with Mr. Freeman on the question of scholarships. He believed there would be nothing of greater advantage to the Institution than to have one or two good travelling scholarships. He did not suggest placing a man for two or three years in one university, but enabling him to travel and see the methods of dealing with land and buildings in foreign countries.

He ventured further to suggest that a small museum might be established in the new building where there could be shown the latest improvements in sanitary and other appliances, such as the best bricks or other materials for paving farmsteads and stables.

He was not sure whether he was not trespassing beyond his bounds in making the suggestion, but he would with deference venture to urge that in future elections of the Council it might be possible to keep a certain proportion between the various branches of the profession, so that the interests of the Institution should be fully represented by the building members, the land surveyors, and the other various branches of the profession.

The suggestion as to keeping a register was, he thought, a most valuable one for Members seeking assistants, and for those seeking employment. There were similar arrangements in many other societies and he thought employers and assistants would feel the advantage of such a register.

Mr. J. H. SHERWIN (Fellow) said he was tempted by one or two remarks that had been made to abandon his usual position as a listener and to say a few words on Mr. Martin's Paper. Looking back some twelve or fourteen years he

seemed to remember that the discussions which took place at the meetings were as interesting or perhaps even more interesting than the Papers themselves, but he thought that of late years the discussions had not been quite so full or so instructive as they used to be. He had no desire to say anything unpleasant to anyone, but he could not help observing that of late years the discussions had not been strengthened by the expression of the views of those men whom all Members of the Institution recognised as heads of the profession. He ventured to put forward the suggestion that a more general attendance of the senior Members of the profession would encourage, rather than overawe, the younger and less experienced Members.

With regard to the Papers, he had often felt it a difficulty in the way of adequate discussion not to have any previous idea of the scope of the Paper to be read. One came to a meeting and heard a Paper read, sometimes well, very seldom badly, but still occasionally a little indistinctly, and he thought it would be a good thing if the Council could see their way to do as was done in another Institution of which he happened to be a fellow, the Royal Statistical Society. There the discussion was regarded as of great value, and copies of the Paper were freely distributed to all Members attending the meetings.

As to making the Membership of the Institution of really practical value from a business point of view, the idea of making the Fellows of the Institution umpires in all disputed cases was one which had occurred to him many years ago, and in practice he found that there was never any objection raised by builders or contractors to the stipulation that the umpire should be a Fellow of The Surveyors' Institution.

As to scholarships he, for one, ventured to hope that the suggestion would not be carried out. He could not help thinking that the funds of the Institution would be better employed on lectures from which many might derive instruction than on scholarships which, expensive as they must be, would at least only train one or two men a year.

He had the pleasure some years ago of attending the "Cantor" lectures, at the Society of Arts, on surveying and surveying instruments, by practical men. The instruments themselves were exhibited and explanations given to all who desired to learn how they were used; and the result was the acquisition by the students of knowledge of great practical value.

Mr. G. N. HOOPER (Visitor) said that the Commercial Education Committee of the London Chamber of Commerce, of which he is a Member, had for nearly ten years been considering and endeavouring to organise and improve secondary and commercial education in conjunction with the Universities of Oxford and Cambridge, and the Head Masters of many of the great public schools and had, with the concurrence and approval of the Council of the London Chamber, forwarded to his Grace the Duke of Devonshire, head of the Education Department of the Government, a unanimous expression of its opinion, that in any new teaching university for London arrangements should be made to include all higher culture.

He belonged to several societies which adopted the system of periodical meetings in the provinces with marked success. The chief effect had been to bring Members into more direct personal contact and friendship with each other, and to enable provincial Members

to become acquainted with those who carried on their business in the Metropolis. This he believed had been mutually advantageous. It gave a greater breadth of experience, not only to the Londoner who was perhaps a little inclined to look at everything from a metropolitan point of view, but also to provincial Members who came into touch with metropolitan ideas.

Mr. H. H. COLLINS (Fellow) said that although he had not intended to speak at the meeting, but had merely come as a learner, he could not help making a few remarks on a subject which was so interesting to him, as well as to other Members. There had been suggestions made, and many theories advocated, and he had been surprised to find how little acquainted were the Members themselves with what was being done. When a Paper affecting any particular class of the Members was to be read, the Secretary was, he knew, always careful to send proofs (of course marked "Private and confidential") to anyone likely to take part in the discussion.

A number of suggestions had been made, but many had been set up only to be knocked down again. One or two, he thought, were very valuable. Mr. Freeman's suggestion with regard to lectures was one that the Council might well take into consideration. For instance, he remembered that a very useful book, "*Smith's Law of Landlord and Tenant*," was a *resumé* of a series of lectures, but was now a recognised text book.

In the course of the discussion reference had been made to the want of a library catalogue. There was already a very excellent catalogue by means of which anyone seeking information on any point connected with the surveyors' practice could readily find it, the copy de-

posited in the library being carefully kept, so far as was possible, up to date.

He must confess that he was somewhat at a loss to understand why many of these suggestions were made. The opening lines of the Paper itself seemed to him to answer every objection to the existing state of things. He happened to be (in one sense unfortunately) one of the oldest Members, and he could not but feel proud that in less than thirty years the number on the roll had increased from 202 to over 2,600, and the annual income from £2,130 to £8,255. This in itself argued that the affairs of the Institution must have been, and still were, under very good management indeed. He, personally, liked to feel that he had trusted his interest to a well-managed concern, and that his money was, so to speak, invested in a sound security, and with such a Council and such executive officers as the Institution was fortunate enough to possess, he was convinced that his investment was a safe one.

There was one point on which he did not quite agree with the author of the Paper. While the figures of expenditure in the first part were facts, the future revenue was hypothetical. He believed that this revenue would probably be very considerably increased when the new building became also a matter of fact, for there would be larger rooms for arbitrations and many other purposes. Many improvements had been suggested and he was sure the Council might be trusted to consider them carefully, and that Members might feel assured that their interests would be safe in the hands of those who now guided the affairs of the Institution.

The PRESIDENT said perhaps he might be allowed to say a few words before he called upon Mr. Howard

Martin to reply to the various points which had been raised by different speakers.

He sincerely hoped that Mr. Hayward's estimate of a probable surplus of £1,400 instead of £800 might prove true. But it must be remembered that from time to time heavy extra expenses, which could not be foreseen, were likely to arise. In 1894, for instance, they had opposed in Committee the Bill of the London County Council, and had succeeded in getting it remodelled into the form of the present Building Act. In accomplishing this, three Members of the Council of the Institution spent some twenty-four days in the committee rooms; their services were, of course, given without any payment, but the cost of the services of Counsel, and Solicitors, and Parliamentary Agents, and so on, was, during that year, about £900 in respect of that one Bill. It was impossible to reckon on putting by £800 a year, or £1,400 a year, for unforeseen expenses were always cropping up in the case of a society as in the case of a man's private affairs.

With regard to receptions, that was a matter to which some attention had been given by the Council, who quite hoped that, when the new building was finished, they would be able to hold occasional receptions of the kind.

The question of provincial meetings was also receiving attention from the Council. The Incorporated Law Society had been in existence for very many years, and having many more members than The Surveyors' Institution had greater facilities for holding provincial meetings; but he hoped that before long something similar might be attempted in connection with the Institution.

With regard to the library, a remark was made by one Member who suggested a comprehensive catalogue. If that Member would look among his papers he would

find a catalogue which would answer all his needs. It was only some three years old and contained ample references to over 6,000 good books which were always at the service of Members.

His friend, Mr. Dickson, spoke of surveying and levelling as being all-important. When he was himself articled he had to draw the chain and carry the level, and do all such work; but the ordnance maps had superseded all this. No one now wanted to take all this trouble for it was all done for him.

The suggestion that a synopsis of the Papers should be issued was a valuable one. That could well be done if the gentlemen who read Papers would send in their MSS. in good time; but if a draft came on Saturday morning and had to be in proof on Monday, it was impossible to send a synopsis with the notice of meeting. That difficulty could, of course, be got over if the Papers were sent in well in advance.

A suggestion was made by Mr. H. Chatfeild Clarke that a museum of sanitary appliances should be established. All he could say was that he was afraid there would be hardly room in the new building for everything which might be included under that head, but he hoped there would be space for, at all events, a small collection of examples of materials connected with building construction.

Mr. HOWARD MARTIN, in reply, said he had first to thank the Members for having listened so patiently to his Paper, and for the cordial way in which the vote of thanks had been moved and passed.

He did not feel that those thanks were well earned for he could lay no claim to any kind of originality. Every sort of suggestion that could be made on the subject had, he thought, been made, and all that he had

done was to collect them in order to raise a discussion, and in attaining that object he thought that he had succeeded.

He could not agree with the argument that because the Council and the Executive had done their work admirably hitherto this was a reason why nothing more should be done in the future. He could say this without incurring any suspicion of vanity as he had been a member of the Council for so short a time that he could not claim either credit or responsibility for what it had done in the past.

During the thirty years of the Council's existence the obvious necessity of providing a suitable home for the Institution had been always in view, and until that was done it was necessary to lay by money for the purpose ; but they would not be always providing for the building of new premises and it would have to be considered how best in future to use the available surplus income. As to his estimate of what that surplus would be, he did not think it mattered much whether it was correct or not. He was rather disposed to agree with the speaker who put it at a possible £1,400 but whether it was £800 or £1,400, it made no difference to his argument, for prudent men must ascertain by experiment what their surplus was before spending it. His object was to ascertain whether the surplus would be counted by thousands or hundreds, and whether it were actually eight or fourteen hundred he thought he had clearly established his point that they were not rich enough to launch out into any considerable new expenditure.

With all deference to the learned gentleman who spoke at the last meeting he could not help thinking that By-law 67 did strictly prevent the spending of any part of the income on dividends or bonuses or scholarships to members. It might be possible to give scholarships to

outsiders but if that were done the outsiders might take the scholarships and not afterwards become members. His hope was that rich members might bequeath, or he would rather say give, sums of money to endow scholarships without help from the funds of the Institution.

At the last meeting the Institution was described as purely academic, but he did not think that term correctly defined the conditions on which the Society was constituted. It existed for the good of practising members of a practical profession ; to assist them to maintain a high standard of professional honour, and give them the mutual protection and weight which nothing but organisation could afford. It seemed to him that this was the first aim of the Institution; and, although professional education was of immense importance, and it was impossible to maintain a high professional standard without safeguarding the entry into the profession, by examinations it was a mistake to describe the Institution as purely academic.

He agreed that it was of very great importance to secure good Papers and adequate discussions on them. The Papers and the discussions published in the *Transactions* formed in themselves a whole library of valuable professional information.

He thought that every Member was bound by his Membership to use his knowledge for the good of his fellows, and make any new point of practice or any fresh and interesting fact in connection with his profession which might come in his way the subject of a Paper at the Sessional Meetings or a communication to *Professional Notes*.

He thought the suggestion that synopses of the Papers should be sent out in order to afford opportunity for Members to prepare themselves for discussion was valuable. With regard to provincial libraries he was a

little disappointed that country Members did not seem to think much of the suggestion. It was entirely a matter for them. If they did not want such libraries the Council would not of course be justified in expending money in that direction.

In any case he did not mean the suggestion, if adopted, to detract from the value of the existing library which had been built up by the generous contributions of the Members. He did not propose that the valuable books of the London library should be sent to the provincial centres; but that they should be presented with sets of books of reference likely to be useful to local Members.

He did not think any case could be made for either diminishing the subscription of country Members or for increasing that of town Members. Country Members had a full return for their subscription to the Institution. He thought, however, that there were many ways in which the profession required strengthening and helping in the provinces, and that it would be fair that some additional expenditure should be in this direction. One way would be by inaugurating annual provincial meetings, and if this were to be done adequately he thought it would involve considerable expense.

Everyone present must have been struck with Mr. Freeman's remarks on the subject of lectures, but there seemed to be two possible objections to that suggestion; one was that it was undesirable to put the Institution in competition with teaching bodies, such as King's College, the City of London College, and Downton or Cirencester, and the other that advantages would be given to London candidates for examination as compared with country candidates, of which the country members might complain.

The meeting then adjourned.

ALLOTMENTS AND SMALL HOLDINGS.

BY J. W. WILLIS BUND, ASSOCIATE.

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, on Monday, February 8th, 1897.*

DANIEL WATNEY (President) in the Chair.

The subject of bringing the labourer back to the land is one of such importance and one that is beset with so many difficulties that perhaps the Members of the Surveyors' Institution may think some notes of the experience of one who has had something to do with the working of the Acts for providing allotments and small holdings worthy their consideration. There can be no doubt that the country is now pledged to the policy of providing land for the labourers, and it is worth the attention of all those who have to do with the management of land to consider what are the best methods for carrying out the policy.

First, it may be said that the present law requires to be recast. It is true it is only ten years old, but much has happened during that time. To have two different statutes under which application for allotments can be made, two different sets of procedure, two different sets of powers under each Act, does not tend to promote either economy or efficiency; all it brings about is disappointment. Since the Local Government Act, 1894, all applications should be made to the Parish Council, and if they fail or are unable to provide allotments, then the County Council should step in; the County Council should not be approached in the first instance.

The next question that arises is one that has as yet received but little attention. Who are the persons for whom allotments are to be provided? Are they to be provided for the labouring poor, or for anyone who fancies he should like an allotment. The distinction is of importance. In many cases the persons who are most eager to get allotments are not the agricultural labourers, who have very often as much garden as they require, but they are persons who have come to reside in houses with no land attached to them, and who desire a piece of land as a convenience to be used with the house. It is one of the matters that requires to be clearly defined by statute. Are the Allotment Acts meant to provide allotments for the rural labourers, or to provide accommodation land to small householders? Much may be said for giving the wider interpretation. It was not the intention of the 1887 Act. It seems to be the intention of the 1894 Act. Which is the policy that is to prevail with County Councils? Different sets of considerations occur in each case. Different rents would be asked from the labourer who is to make a living off the land, and the man who wants accommodation land. Yet at the present time no distinction is drawn between the two classes, and each application is settled without regard to principle. The question has a further bearing. If allotments are to be provided for whoever requires them, then parishes near towns may be liable to provide allotments for persons residing outside their areas. If allotments are provided and the labourers in the parish do not want them they must be let, and it may, and does happen that parishes are providing allotments and going to some expense for the benefit of their neighbours. It seems hard that the rate-payers of a parish should be bound to find allotments for

anyone who wants a bit of land. For the parishioner it is one thing, but for strangers it is different, and the point is one of those that were not foreseen and which should be cleared up.

Another question that has given rise to a good deal of difficulty and a good deal of disappointment is the question of rent. It has been so impressed on the labourers that they are to have land, that they have a right to the land, that they seem to think they are entitled to it at whatever rent as they choose to pay. This, one is often told, is the spirit of the Act of Parliament, that the working men should have land cheap. The idea is abroad, and the sooner it is got rid of the better, that allotments are to be a mixture of charity and business. It is forgotten that any council, whether parish, district, or county, dealing with the ratepayers' money, cannot have anything to do with charity, but must act on strict business principles. An instance may be given. A farmer paid 40s. an acre for his farm of 130 acres. The labourers living near wanted two of his best fields at 30s. an acre, and were very angry with the County Council for saying they could not have it. This is a good instance of the mischievous idea that has been put forward on the matter. Another, and a much more general one, is that the allotment holders should have the land at the same price as the farm tenant. If they do not get it at the price they consider themselves to be aggrieved. Application is always made for some of the best land on the holding, and it is proposed to pay for this the same rate per acre as for the whole farm. When the unfairness is pointed out of charging the average price of the whole (good, bad, and indifferent) for the pick of the holding, it is always replied "it is the spirit of the Act," and applicants for allotments cannot or will not under-

stand that the farmer cannot be made to give up the plum of his farm to please his neighbours. Other considerations are also discarded, such as that the land is close to the homestead, that it has a building value, that it is the most convenient bit of arable or pasture as the case may be, that taking it away will spoil the rest of the holding—all these points are ignored, and the owner is said to behave badly if he does not meet the views of the applicants and give up the particular field they want whatever the sacrifice may be to him.

The question of the rent to be paid by the allotment holder is the most difficult that has to be dealt with. It is often said that to a good tenant like the County or Parish Council the owner should be glad to let his land on a fourteen years' lease. Probably if it was the whole farm he would be, but when it is a bit out of the farm he is not, as the taking away the bit often renders the rest unlettable. The owner has to take into consideration in fixing the rent the effect on his other land, and therefore cannot take the same rent per acre as he does for a whole farm. Added to this, it has yet to be proved that the allotment holder will be a good tenant and will not greatly depreciate the value of the land. He takes everything out, he puts nothing back. His cultivation is not of the highest order. All this has to be borne in mind in fixing the rent, and prevents the allotment holder getting the land on the same terms as the farmer. As the authority is not to be at any loss by letting allotments, it follows that all the cost of obtaining them has to be borne by the allotment holders. The rent has therefore to be increased by the cost of obtaining the land, and the costs may be and are considerable. They can be paid off in the fourteen years by a sinking fund, but if they are large (and in some cases they are very large),

the instalments of the sinking fund add appreciably to the rent.

There is also the compensation to be paid to the tenant for giving up the land. Like all compensation claims this is an unknown quantity, but it adds to the rent. When rates, tithes, and taxes are also added, and a margin left for costs of collection, and for void allotments, it will be seen that even if the land was got at the rent the farmer pays, at least 10s. an acre must be added in the case of allotments, and in many cases the sum to be added will be much more. So the question has to be faced in providing allotments, Can the men really afford to pay not merely the rent, but the costs of getting the allotment added to it? In many cases they cannot, and so with the best will in the world the local authority are powerless to provide allotments. It must also be borne in mind that it is worse than useless to let out *any* land for allotments; it must be good land, and it must be suitable. The vast majority of land in most parishes in England and Wales is wholly unsuitable for allotments. The fact of the area being restricted tends to raise the rent, and to make applicants say the law is not properly carried out. Speaking for myself, I do not think as things are now that in the majority of cases in England and Wales it is possible to get suitable land for allotments at a less rent to the allotment holders than 40s. an acre. It is no good getting bad land, and if it was set out no one would take it. Whatever else he may be ignorant of, it is not a want of knowledge of the quality of land that characterises the English labourer. Even now small quantities of good land command a fair price. With these facts in mind, it is obvious that, with the best will in the world, it is in many cases impossible to get allotments for labourers. The cost of getting the land

prohibits its use for allotments for the labouring poor. How the difficulty is to be got over it will be for Parliament to say, but it is one of the great difficulties that is met with in trying to satisfy the demand for allotments. This difficulty also brings out another of the obstacles in the way of getting allotments—a landowner will not agree to let. Compulsory powers are given to the County Council; why does not the Council put them in force? The answer is obvious; if they were put in force it would be quite out of the question to let the land at a reasonable rate for the cost is to be borne by allotment holders. It may be laid down as an axiom that compulsory powers mean at the very least another 10s. an acre rent, and may mean as much more as you like. If the present letting value of the land as a farm is increased by at least 10s. for obtaining the land and 10s. for compulsory powers, the rent at once becomes prohibitive. Even the most earnest advocate for allotments will admit that it would be worse than useless for the County Council to go to a large expense in getting land that would not let. These difficulties are by no means imaginary, as any one who tries to work the Act will find, and it is not easy to see the proper solution of them. With the best will in the world in many cases land cannot be got for allotments at such a rent as will pay the allotment holder, that is if he is a bonâ-fide labourer. If the land is wanted for purposes of accommodation it is another question. County Councils are often blamed for not carrying out the Allotment Acts more effectively. The persons who blame them forget the dead-lock that is so often arrived at. The same difficulty is met in another form. A landlord is willing to let the land required, but the tenant refuses to give up except at a price that

renders it prohibitive, and arbitration means increased cost, or the tenant says if he has to give it up he will give up the whole farm. A landlord in these days cannot afford to get rid of a tenant even to please allotment holders, and the result of this is that land cannot be had. There is another difficulty to be remembered—the limit to which Parish Councils can go in rating is strictly defined by the Local Government Act, 1894. If much land is required for allotments and the rent to be paid is high, the Parish Council very soon oversteps its limit of rating. The framers of the Act probably never saw the difficulties of the position, but with the best possible intentions, if all parties agree, the rent to be paid can very easily exceed the spending limit of the parish. These considerations all point to the direction that if the Allotment Acts are to be carried out some change is needed in the law, and probably the change will be to limit the powers of the Parish Councils, giving them only power to become the tenants of the County Council of the land. Let the County Council take the land and pay out of some of the grants in aid they now receive from of the Imperial Exchequer some of the preliminary expenses, and thus be able to allow the land to be let to the allotment holder at a reasonable rate. With Parish Councils the great difficulty is that, as now happens, members of the Parish Council may not belong to the parish or contribute to the rates. All they want to do is to get the credit of acquiring land for the people at other people's expense. Another point that requires consideration is the provision in the existing law that all the land taken for allotments must be let in allotments. This has been found in practice to work with some hardness against the allotment holders. The County Council might take a farm and would then get the land

far cheaper than if they took only one or two of the fields, but this they cannot now do, if there is any house or buildings on the farm, as they could not let them as allotments, and they have no power to retain them in hand unlet.

A question has arisen with regard to our old friend Three acres and a cow. Showing how difficult it is in practice to carry out the most magnificent theories. Pasture allotments have a beautiful sound about them, but how to carry them out is not so easy. Garden allotments do not require internal fences, but pasture allotments do, and the difficulty as to water and the cost of fencing is considerable. The cost of fencing—and it is impossible not to fence, as some may want to mow, some to graze—will raise the rent to a figure beyond which the allotment holder can go. It has been said wire fencing might be used, but the result would be that the fencing would have to be renewed from time to time, the lease would expire, and the unpaid sums for the renewal of the fencing would have to be paid by the parish. It is bad enough to provide garden allotments at a paying rent, but it will be almost impossible to do so under the existing law in the case of pasture allotments.

A question in the management of allotments has given rise to some difference of opinion. The County Council has to do its best to prevent a loss falling on the ratepayers—should it or should it not provide for the rent to be paid in advance? On the one hand it is said to be hard on the men to do this; on the other it is said no security exists for the rent unless this is done, there is much to be said for both views. Where it has been done the sum lost has been very small, but it always causes an element of discontent. Where it has not been done the losses have been slightly larger, but

the people have been more satisfied. It is a point whether the small difference in the receipts is worth the friction. For a private owner it would not be, but for a public body it is doubtful if they are not bound to take every step, however unpopular, to get the rate-payers' money repaid. There are a number of minor points in connection with the Act that are of considerable interest, but to discuss which would lengthen this Paper too much. Speaking after having been engaged for some seven years in carrying out the Act, the conclusion I have arrived at is that there is a genuine desire on the part of the labourer in certain districts, and of the class just above the labourer in other places, to have some land to cultivate, and that the demand is not met by, and is quite independent of, the allotments set out by landowners on their estates. Whether the Acts were originally meant to meet this demand I very much doubt, for it is not, as a rule, the demand of the agricultural labourer. That it is a demand that ought to be granted I also feel sure, but there is great difficulty in granting it under the existing law, and in some cases it is impossible to do so if elementary rules as to property are to be regarded. I know no subject that could be more usefully investigated by some independent body, such as a Select Committee or a Royal Commission, than the working of the Allotments Act, and the best modes of removing the difficulties of obtaining land for allotments at reasonable rates.

Small Holdings.

Although the subject of Small Holdings is closely allied to that of allotments, yet the two appeal to dif-

ferent classes and require different systems of working. The demand for allotments is large and will probably increase. The demand for Small Holdings is limited to certain districts where special circumstances exist. Most labourers can pay the 30s. or £2 a year for the allotment, the number who can pay for Small Holdings is very limited. As a rule Small Holdings cost at least £50 an acre, and they must exceed two acres in extent. The number of labourers who can pay down the one-fourth—some £20—at once, is limited. Most County Councils have had some experience in allotments, very few have touched the Small Holdings question; of that few, however, the Worcestershire County Council has been one, and its experience of the working of the Act may be of interest.

There is a district between Bromsgrove and Birmingham on the side of the Lickey well adapted for gardening, especially for growing strawberries. The population are engaged in nailing, but as the nail trade has fallen off and only gives employment two or three days a week, they have a good deal of spare time. Representations were made to the Council that the Small Holdings Act could be usefully put in force in the district. Its distance from Birmingham by road, some 15 miles, gave a ready market for the produce, and the men required something to fill up their time. The Council accordingly in 1894 bought a farm of 145 acres known as the Woodrow Farm at the price of £4,800. The first and not the least difficult thing to do was to register the title. In their way the land registry rules may be perfect, but they are not adapted to cases of this kind; for instance, rights had to be reserved in almost each small holding for the benefit of the other holdings. It was necessary to provide for a purchaser

having notice of these reservations. The land registry objected to the reservations being placed on the register or on the conveyance. The result would have been that a registered title would not have disclosed the liabilities of the purchaser. This difficulty was got over and the title duly registered; the tithe was redeemed, roads made, the different small holdings fenced off with iron fencing, and in 1896 the small holdings were ready for sale. There were a number of persons ready and willing to buy, but unfortunately they did not possess the money to pay for the land and they were unable to borrow it, as the solicitors who usually lend these people money were not able to get a mortgage on the holding until after the Council had been paid, and only subject to the restrictions in the Act. The result of this was that only 12 out of 45 holdings were sold. There is a power in the Act enabling the Council if it cannot sell to let, and there is no doubt that a number of the men considered, if they did not buy, they would be able to rent the land on easy terms. Applications were received from local land jobbers offering to buy the land if the Council would sell it free from the restrictions of the Act. Having gone to the cost of providing and laying out the land for small holdings it seemed to the Council their duty to see that the scheme should not fail.

Unfortunately in the spring of the year the men who would buy, have no money, and what little they have they require to cultivate the land. There was little doubt that they would have the money at Michaelmas if the season was a good one, and the men were willing to buy if the Council would waive payment. But there were the Local Government Board regulations forbidding any waiver and prescribing all sorts of restrictions which if carried out would have rendered the whole

scheme a failure. The question was what could be done. After some hesitation the Council took a bold course; they gave the go-by to the Local Government Board's regulation, and they took their own course; they made each man pay down a small sum and let him into possession of the land as tenant at will. If at Michaelmas he paid the balance of the fourth of the purchase-money and signed the proper contract he was to be admitted as a purchaser; if, however, he did not his interest in the land terminated, and the money he paid was treated as rent for the half-year, Lady-day to Michaelmas. The consequence was that within less than a month all the holdings were sold, at Michaelmas a large number paid up, but some could not and the arrangement was in their cases extended. The result is that the initial difficulty has in most cases been got over, and the men are fairly started on their holdings. This instance is instructive, for the reason that, had the rules of the Local Government Board been adhered to, the whole thing would have been a dismal failure, and the county would have suffered a considerable loss; as it is the matter is going on well. It would therefore seem that in these matters greater freedom is required for County Councils than they at present possess, and that it is impossible by some theoretical rules laid down at Whitehall to practically carry out a Statute like the Small Holdings Act.

An important question has arisen under the Act, and one that will call for an amendment of the law. As the Act stands, the County Council, before selling, may erect such buildings on a small holding as it considers necessary, the cost of such buildings being added to the purchase-money of the holding, but, after the holding is sold, there is no power in the Act to enable the County Council to make the small holder any advance as to buildings. Appli-

cations have been made to the County Council : (1) To advance moneys to enable the purchaser to build, on the ground that the building will improve the County Council's security and increase the value of the holding ; or (2) To release the land under the powers given to the County Council by the Act, from the restrictions contained in the Act so that the purchaser can go into the market and borrow the money. The County Council has refused to adopt either course ; the first on the ground that they have no power legally to do it, the second because the power to release from the restrictions in the Act was intended as a provision to enable them to realise their security, and not to give the purchaser advantages the Act had denied him. They hold, that under the present law, when the land is once sold they can do nothing. The question thus raised is an important one. There can be no doubt that it would in most cases add to the value of the small holding, and so to the security of the Council, to have a house and buildings put up, but whether the ratepayers' money should be advanced to carry out what is really a land speculation is a matter requiring very grave consideration. If it should be, the County Council will have, so far as the small holdings are concerned, to be practically land societies. Each of the cases will have to be gone into, and the terms of the advance settled. A new department of the Council will have to be established, and it is a matter the expediency of which is doubtful if, at the cost of the ratepayer, a public body is to enter into competition with private land societies. It opens up some very wide questions, which probably the framers of the Act never contemplated. It must also be borne in mind that a landowner who sells land for small holdings, as the law now stands, has a right of pre-emption if the holding is disposed

of, and, if any extensive building scheme was carried out, those rights would be most materially affected.

Probably the whole question of small holdings is as yet in its infancy. The object it has in view every one will sympathise with, but the development of the ideas which have been started by it requires very careful attention as they seem to be leading to very novel, if not socialistic, ideas as to the acquisition of land and the application of rates and to open the door for abuses in administrative matters to which in this country we have fortunately, up till now, been strangers.

The SECRETARY read the following letter from the Right Honourable Jesse Collings, M.P. :—

DEAR SIR,

I am much obliged to your Council for their invitation to be present on Monday at a discussion of a subject in which I am deeply interested. I am sorry, however, that my Parliamentary duties will prevent my attending. No one is more qualified than Mr. Willis Bund to treat that subject in a practical manner. With his well-known sympathy with the wants of the rural labourers on the one hand, and his knowledge of the legal difficulties which surround the question on the other, he will render a national service by suggesting such definite amendments as will make the Allotments and Small Holdings Acts generally operative. I say *national* because the problem of how to keep our peasantry on the land is one of *national* importance. The social side of the question is of more importance than the economic. Catshill was a miserable poverty-stricken village; but, through the wise action of the Worcester County Council in putting the Small Holdings Act into operation, the elements of hope and brightness have been introduced into the place together with a humble prosperity. It is a pity that other Councils—in spite of difficulties—do not follow this good example.

Believe me, very truly yours,

JESSE COLLINGS.

JULIAN C. ROGERS, ESQ.

Mr. ALBERT BUCK (Fellow) said he had much pleasure in proposing a vote of thanks to Mr. J. Willis Bund for

his able Paper, which was an especially interesting one to those members who had to deal with land. The accepted theory now seemed to be that land must be provided for the labourers in the form of allotments, and he believed that most land agents would, like himself, cheerfully accept that position. As far as he was individually concerned, he did not share Mr. Willis Bund's desire for more legislation. He thought there had been quite enough already, and he would suggest that the remedy was in the landlords' hands. The great use of such Acts of Parliament was that they enabled those who advocated allotments to put effective pressure on unwilling landowners and farm tenants. His own experience had been that there was no difficulty in meeting cases in which any reasonable demand existed, but he was inclined to think that if allotments were to be obtainable only under compulsory powers they could not be let at such a rent as tenants could afford to pay.

If the landowner or the farm tenant placed every possible difficulty in the way of the land being set out in allotments, it would be impossible to let it at a price which an allotment tenant could afford. He thought where it was probable that allotments would succeed, any landowner would be only too glad to find tenants.

It had been asked by Mr. Willis Bund: Who were to be the allotment tenants? Were tradesmen to be converted by the allotment system into small farmers? There was no more useful class of the community than good small farmers competent to carry on their business well, and if industrious men could be encouraged to take allotments, and eventually to turn them into farms, it would be a great gain to the country at large.

He knew of one parish where allotments had been demanded, and considerable pressure put on the land-

owners, but when it was decided, as an alternative, to enlarge the gardens adjoining the cottages, the result was that the allotment field was never required at all. Most of the working men to whom he had spoken on the subject—at all events the more sensible portion of them—agreed that large gardens were much more valuable to them than allotments would be. That was one way of meeting the difficulty.

But, as Mr. Willis Bund had said, there were many difficulties to be met. He knew of one case which had been referred to a County Council, and where great trouble had been taken to ascertain the extent of the requirements, and many visits were made with that object (Lord Cobham came, for instance, some thirty miles to attend a meeting), and the whole thing was apparently settled four or five months ago. A week ago he received a letter from the Clerk to the Parish Council to say they would be very glad to be released from the contract, as the allottees found they did not want the field. That was the result of the only case in which he was personally concerned in which the law was put in force to compel the owner to give a field. It was true, as Mr. Willis Bund had said, that the cost of taking a pasture field by a Parish Council, and fencing it off into small plots, often increased the price to such an extent that it was impossible to expect tenants to pay an adequate rent.

He thought it would be wise for landowners to exercise forbearance and in every case to endeavour to meet local requirements, and not to draw the line too closely as to who should be an allotment tenant and who should not. The Act was, as he had said, useful in enabling pressure to be put upon owners and farm tenants where a real necessity for allotments existed. He was

not a very firm believer in the system of small holdings, which he feared was impracticable. There were many landowners who would be perfectly willing to invest their money in small holdings if their agents could show them there would be a reasonable probability of getting a fair return, but after going into the probable cost of buildings and roads and fences on small holdings, he felt unable to advise landlords to enter upon the project with a hope that it would pay.

He did not know what size it was suggested that the small holdings should be; he supposed, perhaps, from two acres to five acres. But what was the use of two acres or five acres except as an auxiliary to men following some other occupation? Five acres would not go very far towards keeping a man and his family; it could only be at best a little assistance. When he first went into Worcestershire, 45 years ago, there were a considerable number of small holdings, but the system gradually fell into disuse. As the original holders died out and prices fell, charges accumulated upon the land, which became eventually anything but profitable to occupy. Many agents would be glad to see these small holdings revived, as they were more easy to deal with than larger ones, but the expense of keeping up buildings on them—even when of fifty acres—was now too great. He did not believe that under any Act of Parliament it was possible that small holdings could be acquired by a County Council so as to get a fair return for the money invested.

It was, no doubt, a subject well worthy of very careful consideration, and one which caused a great deal of worry and anxiety to land agents and owners. They were attacked by all sorts of people, some even allowing question of politics to influence their judgment in the

matter, but although many suggestions had been made for forcing landlords to give land to tenants of such holdings, he thought the attack had now assumed a much milder form, and that the requirements were becoming gradually more moderate and easier to deal with. He hoped that with consideration and forbearance on the part of landowners, and with the assistance of agents, all difficulties might be got over without resorting to further legislation.

Mr. G. LANGRIDGE (Fellow) said he had much pleasure in seconding the vote of thanks to the author for his very able Paper on an exceedingly interesting subject. He thought Mr. Willis Bund would agree with him that the working of the Act had shown the true value of that intense desire for the possession of land of which so much had been heard from a certain class of politicians. His experience in his own district was that the limit of such a desire was soon reached.

But the question arose: Who had taken land under the Act? It was found that the principal demand existed on the part of mechanics and other such people who, having a certain amount of leisure time, were desirous of employing it in agriculture. The agricultural labourer in cases where the cottages had no gardens, might want an allotment, but such cases were few. In his own neighbourhood (that of Tunbridge Wells) he found that in the seven years since the Act was passed, allotments got yearly less in number, while the holdings tended to get larger. Some allotment holders either could not give time enough to the work or did not sufficiently understand it, while others were working their way on and taking up vacant plots. Of course everyone would like to have the best land, or the most convenient

land, which was the most lettable land, and to have it at a lower price, probably, than it would be fairly worth in the market.

His experience was that in the neighbourhood of towns, land could be let at 6*d.* a rod, and in villages at 4*d.* a rod, which were not excessive rents nor such as hindered the land letting to any who really wanted it. The owner had to meet all the charges and tithes on the land and perhaps to sink wells and fence the land where necessary.

On the whole he thought that in the seven years since the passing of the Act rents had been well paid, and he should say that ten per cent., in the case of the piece of land, so let, which he had in mind, would cover any such loss of rent which had actually accrued. But in fixing the price many things must be taken into consideration. If a tenant did not succeed, one could not always get rid of him at once, and one or two years rent might be lost before the land was in other hands.

Another difficulty in the case of allotments was the question of rights of way and footpaths, more particularly in the neighbourhood of towns where perhaps 50 or 60 holders with their families considered they had a right to take the most direct line from their homes to their allotments; and again, the interference with sporting rights where they existed was a difficulty, but taking all these matters into consideration he thought that the rent he had mentioned seemed fairly to meet the case.

He found no difficulty in getting landlords to offer land. He had no personal experience of a case of taking land by compulsion, but he felt sure that much higher rents would be put on land if they were settled by arbitration, when all disadvantages would have to be

taken into account, than where the landowners were willing to let. Allotment holders should have every encouragement, as he considered it was to the advantage of the country as well as the people, to interest the people in the land, but he did not think the demand for such holdings was a growing one at present.

Small Holdings, as the term was generally understood, were a very different matter, he thought, although he had very little experience of them. A great deal of local discussion had been devoted to the subject, but when actual cases came to be considered, difficulties arose which seemed to be almost insuperable. It was certain, he thought, that owners, or those who took the responsibility, must run a great risk in adopting any general scheme of putting tenants into small holdings. Failure in the case of individual allotment holders was a small matter and could be met by a moderate reserve fund, but it was very different in the case of holdings of say ten or twenty acres. He thought it very doubtful whether small holdings could be made to pay, but, if they could, he did not think those wishing for them would have much difficulty in acquiring land for the purpose.

Mr. J. F. L. ROLLESTON (Fellow) said the author of the Paper had, he thought, struck the points of difficulty in dealing with the question of allotments, a question which had, unfortunately, been much confused and complicated by a certain class of politician who held the view that people were entitled to get something without paying the market value for it.

He was sorry he could not entirely agree with the learned author of the Paper, for so far as his own experience went there was no general demand for allotments on the part of agricultural labourers, or if

there were any such demand it was already fairly well satisfied throughout the country. On most estates a field was set apart for allotments for those labourers who had no gardens to their cottages, and he thought that he was right in saying that, especially in rural districts, a number of plots in that field were usually idle and lying waste. The cultivation of the land on his own account did not appear to attract the agricultural labourer, particularly at the present time, when he could get his potatoes, and other vegetables which he might grow, at abnormally low prices. Even the small market gardener, who was the *beau idéal* of a small occupier, complained, when he took his produce to the shops that they were more than sufficiently supplied with cauliflowers from Italy and other imported produce and that, consequently, his holding did not pay. In his opinion the labourer would only be brought back to the land by a revival of the prosperity of agriculture, and better prices for products, enabling the farmer to extend, rather than to restrict, his cultivation and expenses, thus attracting to his employment a greater number of labourers than was possible at the present time.

It seemed to him that under the present conditions of agriculture it was neither beneficent nor philanthropic to tempt a poor man to involve himself in the ownership of land, or to embark in agricultural operations even on a small scale, and he did not think that Parliament would profitably occupy its time in further consideration of this question.

With regard to those who desired small pieces of land to use as a recreation or as an adjunct to other employment it might be expedient that their demand should be satisfied to the full; but there need be no

difficulty as to this under the present laws. If anyone wanted a piece of land for those purposes he must surely be prepared to pay the market value for it, including the full cost of its acquisition, in the same way as he pays for an excursion to the seaside or a ticket for the circus or any other luxury or amusement. He could not expect to be subsidised by other men in order that he might enjoy these advantages, and the County Councils surely need have no diffidence about putting their powers in force and obtaining and charging the full price to anyone who asks for land under these circumstances.

In the way of parks and recreation grounds for common, but not individual use, the ratepaying public did not grudge the cost of the provision of land for the people.

With regard to small holdings, there seemed little reason for surprise that the powers to obtain these had not been more largely taken advantage of. There could be no wonder in the mind of the man of business that the appetite for land in this country was so small. What was the experience of districts where small holdings are the rule and not the exception? The small owners of the Island of Axholme (with the best of land) and some parts of Lincolnshire, were often caretakers for the mortgagee, and were enduring a maximum of hard work with a minimum of return. Some prominent people were fond of holding up the small holders of France as an example to this country, but he had never been able to discover any particular advantage in that system. In the first place the money-lender appeared to take the place of the landlord; the mortgage indebtedness of France was said to be £5000,000,000, and the hours of work were much longer than in this country, even the women performing the hardest tasks on the holding. Again

before one could compare the two countries, it must be remembered that the agriculture of France was a highly protected industry, the duty on wheat being, he believed, 13s. 9*d.* the quarter at the present time: the two systems therefore could not be compared on equal terms.

He could not agree that these facts formed any argument in favour of small holdings in this country, and he failed to see how projects to tempt people into occupations which experience had shown to be speculative, risky, and even ruinous could be expected to find favour with either the statesman, the political economist, or the man of business.

Under the present conditions of agriculture he could not conceive anything more likely to result in the impoverishment of the people and the embarrassment of the State than any general extension of State aided small holdings in this country. It was surely not now the time to enter into risky experiments in this direction, and until there was a change for the better in the prospects of agriculture and until they could be reasonably certain that the occupation of land would be found to be profitable, they would find their account in devoting their attention to matters more likely to materially and substantially benefit those great interests entrusted to them.

Mr. J. A. EGGAR (Fellow) said the subject of the Paper was one in which he took very great interest and, as he had come to the meeting merely as a listener, this might be his excuse for making only a few remarks upon it. There might be a demand for allotments in the neighbourhood of towns, but he was confident that such a demand was not on the increase in the country. He knew for example of one village where a large field had been

set out for allotments, but was gradually falling back into the landlord's hands. In another parish with which he was connected there was a field which the parish authorities decided to acquire and offer for allotments, with the result that only the very best portions of the field were taken and the remainder was let to a sub-tenant at a nominal rent. Such cases proved, he thought, that the demand for allotments was not on the increase, and only the very best land was lettable for such purposes.

For accommodation land there was a demand in certain parishes; but that was a very different matter and he thought that as time went on the demand created the supply. But he did not think that the legislature ought to step in to provide such accommodation land under compulsory powers.

Small holdings would, he thought, be a decided advantage; but, in the first place, it was essential that a market be found for the disposal of the produce, and here, he thought, the State could not interfere. He was inclined to think that a system of co-operation might answer in the future. Whether the time for such a system had yet come was a moot point. If depôts in various parts of the country were founded on thorough business principles, with various holdings attached to them, tenants could dispose of their produce with some regularity, and then, he believed, small holdings would pay, but until a market of some kind was established in connection with them he felt sure it was too early to look for their development.

In the neighbourhood of large towns to which the producer could easily carry his produce it was different, but large towns did not exist all over the country. If depôts could be established in connection with the main lines, small holdings might answer.

The acquirement of land might be facilitated by the redemption of the tithe. He considered that land ought no longer to bear the burden of tithe, and that every opportunity should be given for its redemption, and that it should be possible for landowners to redeem the tithe by giving a portion of their land. If that were done there would be plenty of land available for allotments and small holdings.

Mr. A. VERNON (Fellow) said the Institution was much indebted to Mr. Willis Bund for his concise and skilful review of the difficulties, both practical and legal, which attended the application of the existing law with regard to allotments and small holdings. A few years ago there was a great outcry throughout the country for facilities for the acquirement of allotments, but he thought that was to some extent an artificial agitation, and all who had looked into the matter carefully were confident that at the present moment there existed no real dearth of allotments or small holdings. There was no reason why there should be any such dearth. Districts of course differed, and it was impossible for an Act of Parliament to be equally applicable throughout the whole country under all the varying circumstances; but it would be found that at the present moment the demand for allotments was small and feeble. The Paper would, he thought, have attracted more attention if it had forecast some of the defects of the Acts six or seven years ago, and had contained suggestions as to their practical working. All sorts of difficulties had to be met, and information and advice as to the way in which they could be overcome was valuable. Having some thousands of allotments within his experience, and having served on an allotments committee of a County

Council, he was much interested in the matter ; but he was glad to say that in the county of Bucks, in which he was concerned, and which was largely an agricultural county, they had overcome all difficulties up to the present time without the application of compulsory Acts.

There had been outcries for allotments from time to time throughout that county—some political, some used merely as a stick to flog the landlord, some the genuine cry of despair from the half-employed peasantry, and some from those who wanted to eke out their precarious incomes and fill up their leisure hours by working on such allotments—but all such outcries required to be met judiciously by practical men with tact and skill, and a good deal of sifting was needed in order to arrive at a proper result. He had never yet known a case where among 20 or 30 applications for allotments there were not some men who would never work if they had the chance, or who, if they took land to-day, would not leave it to-morrow for something which gave them less trouble. There were always applicants who had no intention of working the land properly or of paying for it.

But the difficulty had to be met ; and, if enquiry showed that there was a reasonable demand, it must be ascertained what land suitable for the purpose was available and what would be a reasonable quantity. It must, of course, be easy of access, close to roads or paths, within reach of manure, not too far from the homes of those who were to use it, and must be let at such rents as they could afford to pay.

But, as had been pointed out in the Paper, and by previous speakers, the rent must be on the basis of a commercial bargain. It must be adjusted so as to allow

for loss of land and roads, keeping up fences, and allowance for rates and taxes. If that were all settled satisfactorily then the third question arose, the obtaining of the land. He thought the first thing in that third stage should be persuasion, which in the end had often succeeded, and in many cases where allotments had been obtained under the compulsory enforcement of the Act much wrong and difficulty had resulted.

When a tenant was on the land, one must see that he cultivated it. He would laugh at anyone who doubted that, but it was not impossible to find, on most allotments, some of mere patches of weeds scattering their noxious influence over other lands. Then it was not always easy for the land agent to collect the rents, and a considerable margin for probable loss must be allowed. Again, keeping the land tenanted was a difficult matter, for when a man had neglected or left his plot, the agent could not always put another tenant in directly. Then the worst trouble of all was, that if one found them sites near populous places (and they, of course, wanted the best land near their homes), in an urban district there might be the unpleasant necessity of telling them in a short time that they must move, as the land was required for building or other purposes.

He thought that allotments should not be too close to the allottees' homes, but at a little distance. It was Ruskin, he thought, who said that he would not publish during his life a cheap edition of his works, because people would not value what cost them nothing, and he (Mr. Vernon) thought a man who had to walk a few hundred yards to his allotment would value it the more. It was, no doubt, desirable that men should spend their summer evenings on their allotment ground instead of in other places which would not do them so much good

physically, or morally, and he knew of nothing better for a man than the cultivation of a small piece of allotment ground.

But nothing had been said as to the size of allotments. One man could not cultivate, by spade labour, more than 20 poles, when also occupied in other pursuits. The poet Goldsmith spoke in a famous line of the time when "every rood of land maintained its man." But he took that to be poetic license.

He urged that land agents should heartily accept the trouble which the provisions of needful allotments might entail, and do their best to persuade landowners to assist by readily consenting to appropriate land for such purpose.

Mr. R. G. SCRIVEN (Fellow) said he had hardly intended to address the meeting, but he might, perhaps, add a few words on one point which appeared to him to have escaped notice, viz., the obtaining of allotments by voluntary associations among labourers. A good deal had been said of obtaining allotments direct from the landlords or the County Councils. He had experience of both, but the most satisfactory allotments he knew of had been obtained by associations of the labourers themselves. He knew several instances, and one in particular near the town of Wellingborough, where there was an association of artisans and labourers, who rented a farm of 200 acres and divided it among themselves for allotments. They selected their own men, and knowing their own people thoroughly, they selected them judiciously. In another case he knew of a co-operative society in a village who, having large funds at their disposal, purchased a field for the purpose of letting allotments to

their own members. The same principle, he thought, might well be adopted in other cases, for it got over the difficulty alluded to by the last speaker, that the land might afterwards be required for building. If that were so, the society would sell for building purposes and put the money into their own pockets, and thus would not feel the loss of the land as they would do if they were turned out by the landowner. The third case that came under his knowledge more particularly was where a party of labourers—very steady men—came to him and asked if he could use his influence in obtaining for them a field for the purpose of allotments. He advised them that if, as he supposed, they wished to secure it at the ordinary rent of farm land in the neighbourhood, the better plan would be to offer to rent it as an association. They determined to make the experiment, and to rent a field of 24 acres, holding themselves mutually responsible. They collected and paid the rent half-yearly, and agreed also to pay the rates. They had divided the land into plots, and had done him the honour of electing him president of the association, which had gone on most satisfactorily up to the present time, the rent being paid to the day. The tenants “co-opted” fresh tenants when any wished to give up their allotments, and, knowing their men, had done so well. He was glad to be able to state his experience on the subject, because he thought arrangements of this kind might well be encouraged and developed throughout the country.

Mr. H. E. MOORE (Fellow), said his experience entirely confirmed that of the last speaker in connection with small holdings and allotments. He had very full sympathy with the author of the Paper in his wish to

assist those who wanted small areas, and agreed that all difficulties named by him were existent, but he could not but think that one of the principal difficulties had not been touched on by him or previous speakers. This was the frequency of incompetent persons offering to take or taking allotments and subsequently throwing them up. He had given attention to the subject and found that in some instances Parish Councils had already met with difficulties from this source, while such cases were very frequent with owners who supplied all applicants. He had now to deal with a case in Hertfordshire where an owner, in order to accommodate small holders, subdivided a farm of 120 acres in September, 1895, and nearly one-half was already untenanted.

He could not but think that Voluntary Associations, such as were suggested by the last speaker, was one way to assist the system. In five or six cases of which he knew, there had not been one failure among such bodies, which provided some guarantee of competency on the part of the individuals of which they were formed and had the further advantage that they were free from the legal difficulties pointed out in the Paper, and were independent of State assistance.

But there was a question in this connection which he had not heard suggested, namely, whether it was not possible to adopt (at least in the case of those who wanted small holdings) some system of perpetual leasing? An example might be taken of an area, say, of five acres. That five acres might be acquired under the provisions of the County Councils Act by undertaking responsibility of payment, say of £200. Would it not be possible to form a voluntary association and take an entire farm on a perpetual lease, and in place of the individual holder paying £200, or any portion of that sum, and leaving the rest on mortgage,

to pay a perpetual rent of, say, £8, being four per cent. on the cost price? He would thus economise his capital and be free from the difficulties of a mortgagor. It seemed to him that voluntary associations were the best solution of the question without further legislation, and that it would be possible to make them still more useful and practical if some terms could be arranged in the nature of a perpetual lease.

Mr. J. H. REDMAN (Associate) said he possessed an advantage, perhaps, in being a little in doubt as to what the earlier part of the proceedings had been, for, arriving rather late, he came to the discussion with a mind unprejudiced by any particular views which had been expressed upon the subject.

He did not know that he could contribute materially to the information of the members present, on the subject of allotments, but he certainly had some experience, and the result of that experience had been that of one of the speakers who preceded him, viz., that the best solution of the question was the association of a number of working men.

One such association with which he was acquainted succeeded in getting, after some difficulty, a plot of land which was taken up in a short time, and not only had it been worked successfully, but in connection with it the tenants had organized and carried out an annual horticultural show. The land was not taken by the body under a lease from the landowner to them, but by the local authority, who sublet to the allottees. It had not been held and worked without some little additional burden on the rates; but he thought everybody, not only the members of the Urban District Council but everybody throughout the district, was of opinion that the little extra burden which had been imposed on the rates had

been more than compensated for by the improved character and prosperity of the men and the additions to their contentment and thriftiness. He was bound to say that the Allotments Act seemed to him to be essentially one which would be worked with the greatest advantage in the suburbs of London, and the other great towns. The great obstacle which stood in the way of its being carried out in such neighbourhoods was the difficulty of acquiring the land at a rental sufficiently low to enable it to be let at a rent which working men could afford. It was to the artisan and the town labouring man, whose ordinary avocations were entirely different from those of an agricultural labourer, that allotments would be an attraction, because of the contrast with those labours which they had to perform in the daytime.

If men of position in different urban or suburban districts, who were interested in the welfare of the labourers, would take that position in regard to allotments which they had taken with regard to mechanics' institutes, art schools, and such Institutions, and be the leaders of the working men in the movement, it would be found that the Allotments Act would work with greater success, perhaps, than hitherto, for in some districts it had no doubt proved a comparative failure.

The vote of thanks having been put and carried unanimously the discussion was then adjourned.

AT
THE ORDINARY GENERAL MEETING

Held on Monday, February 22nd, 1897.

DANIEL WATNEY (PRESIDENT) IN THE CHAIR.

The adjourned discussion on the Paper read at the last Meeting by J. W. Willis Bund (Associate), on "Allotments and Small Holdings," was resumed.

Mr. WILLIS BUND said that since the last Meeting a friend of his, living in a county with which he was himself somewhat connected, viz. Cardiganshire, had sent him some memoranda with regard to the working of the Allotment Acts there. He could not altogether share the views of his friend, but as coming from a large land-owner who had let a good deal of his land in small holdings, he thought they might perhaps be interesting to the Members of the Institution.

He said :—

The parish of Llandyfriog is in the manor of Dyffryn Teifi. The Ecclesiastical Commissioners are the lord. Courts leet and audits are held by the bailiff (Harvey and Son). Most of the manorial lands were sold or enfranchised long ago. The last sale was in 1875. The common (poor miserable side land) was not worth the expense of inclosure. In 1889, by the 25-inch Ordnance Survey, it consisted of about 53 acres. (See sheets Cardiganshire, xxxix. 15, and xlv. 3.)

The parcel 407=38·023 was unenclosed. The rest let out in small plots on which tenants had built houses and made gardens paying a rent of about 5s. a year each to the lord. A few more plots have been enclosed since then. The tenants are mostly labourers, working sometimes about home, sometimes at the various works in Glamorganshire : steady, thrifty, and respectable—a few idle and objectionable—the latter chiefly confined to two tribes who have lived on the common for generations in a semi-lawless state.

The cottagers have votes, but pay little or no rates. Under the leadership of the party dominating the Parish Council seven applicants applied for allotments in 1895 on the best lands in the vicinity,

These demands were refused by both landowners and farmers. The Allotment Committee of the County Council visited the spot, and held an enquiry. By that time the applications were reduced to three. The Committee approved of three separate plots, two on the Pentre estate and one on Cilgwyn, the latter being four acres of permanent pasture, part of No. 416 formerly part of the Home Farm, and now let with Blaenant. The order was made, the Pentre people gave in, and Cilgwyn memorialised the Local Government Board for further enquiry.

The Local Government Board sent down an inspector, who held an enquiry on 16th February, 1897, at which Dr. David Lloyd, last year's chairman of the Parish Council, stated that only two landowners were officially approached. (The correspondence was read by the clerk.) That three owners who had land conveniently situated were not applied to, viz. The Glebe, Blaenpant estate, and Llwyncadfor. That the occupier of the nearest portion of the glebe land was on the Parish Council, the occupier of Blaenpant on the School Board, and that Llwyncadfor was under trustees. That many small holdings were let on the Cilgwyn estate,—and that he held one of four acres himself.

The Clerk to the County Council stated that the Allotment Committee of the County Council held an exhaustive enquiry on the spot, 15th January, 1896, four members being present. The glebe land was considered, but Blaenpant (350) was not. There was no application for it; it was not mentioned. It was considered undesirable to deal with the trustees of Llwyncadfor (149). Daniel Davies was willing to take a plot a mile and a half from his dwelling. The Committee was under the impression that an applicant could select a spot for his allotment, and that allotments should be taken out of large holdings and large estates, rather than from the smaller ones.

Daniel Davies, the applicant, stated there were several plots he should like. He preferred one on the glebe, and that he should wish to break up the land.

The Cilgwyn reasons for memorialising the Local Government Board were given :

1st. That the Allotments Committee of the County Council had not exhausted all means of satisfying the demand before making the order.

2nd. That taking four acres out of 416 interfered with the amenity of the grounds surrounding Cilgwyn Mansion House, the land in question being permanent pasture, part of a large pastoral area adjoining the house, on which ornamental trees had been planted, formerly part of the Home Farm, but now let with Blaenant under special agreement for pasture only, reserving to the landlord the right of planting trees in clumps or otherwise.

Evidence to this effect was produced, and no one wishing to say more, the enquiry was closed.

The question of rent has still to be considered. The best part of 416 (the part in question) would let as accommodation land at about 40s. the acre, assuming that the arbitrator valued it at that (the adjoining land next the river lets at 80s.), tithe and taxes have to be added, and the whole expenses incurred in the litigation and getting the land have to be capitalised and paid off in 14 years, thereby considerably raising the rent the Parish Council can let it out at without loss. The land is old pasture laid down some 85 years ago. It therefore cannot even satisfy the requirements of the applicant, who wants to break it up. This he cannot do. How can he make it pay? There is no water within a quarter of a mile. In a year or two it would be thrown on the rates. When this was suggested at the late enquiry, the applicant, with caustic sarcasm, said "he hoped it would."

The glebe consists of about 33 acres of good land. The vicarage is old and unsuitable. There ought to be a new one. Why should not the greater part of the glebe be let to the Parish Council, a site being reserved near the church and schoolhouse for a new vicarage with some grass land attached? The present little farm-steading of Dol would make a good sexton's house and outbuildings for the vicarage. The vicar's present income would be maintained, he would get a new and suitable house to live in, and be free from the worry and risk of having either to let his glebe or farm it himself.

Why is not this plan advocated by the Parish Council? Because it does not satisfy the aims of the political agitators. They would rather ruin the parish than listen to common sense.

Mr. J. H. SABIN (Professional Associate), on reopening the discussion, said he felt that a subject which had been referred to in Parliament as one of national importance could scarcely be adequately dealt with in the short time available after the reading of a Paper, and that he had therefore been justified in moving the adjournment of the discussion at the last meeting, even at the risk of standing in the way of Mr. Hooper's Paper on "Fruit-growing," which he was sure would prove a valuable and interesting one on a subject not without some connection with the present discussion.

It occurred to him that the experience of land agents with regard to the matters dealt with in Mr. Willis Bund's Paper must be exceedingly diverse. Mr. Bund had very wide experience; but, naturally, his acquaintance with

the practical working of the Allotments Act, and his knowledge of letting generally was more particularly with regard to the West of England. When, therefore, it was suggested that a rent of 40s. an acre was about the lowest amount at which land worth having could be hired, he was bound to somewhat differ from the author. He had before him particulars of about 916 acres in various situations (principally in the East of England), let to 1,642 tenants at a rent, including rates, tithes, cost of collection, and so on, of about 33s. 6*d.* an acre, or if it might be assumed that the rates were about 4s. an acre, an average of something like 30s. That rate included a certain amount of land near busy towns which was let as high as 60s. an acre. It appeared, therefore, that land of a much less productive character than was to be found in the West of England could be made to pay labourers, hiring it at a somewhat better rent than the farm land adjoining, but at a rent which showed that the land was not in very great demand.

The land let to Parish Councils, of which he had the particulars of 253 acres, averaged a somewhat lower rent, but then the Parish Council of course paid the rates.

As evidence that the labourer could hire such land profitably, he might state that after three years the loss on a rental of some £6,000 (for the three years) had been something less than £10, so that, obviously, the landowner of those allotments need only make a small allowance for loss of rent.

The size of the allotments had he found increased somewhat of late years. The old idea of an allotment was something less than one acre, and the average of the whole of these 1,642 tenancies was not more than half an acre, and while some of the holdings were as

small as one-eighth of an acre, there were some considerably larger, the oldest allotments being the smallest.

It might be suggested that although landowners who let direct to tenants did not suffer loss of rent, perhaps the Parish Councils did. Most of the members would remember there was considerable agitation in the Spalding division of Lincolnshire for the acquisition of land for allotments, and one of the parishes affected was that of Holbeach. On inquiring for information of the officials there, he found that in five years there had not been a single penny of rent lost, and that the rent charged covered the whole cost of the acquisition of the land. But tenants differed as much as did the land, and it was necessary to differentiate between the various classes. In the rural districts there was the farm labourer pure and simple, whose ideas did not go far beyond the growing of a little straw for manurial purposes, and perhaps a corner for a few onions or cabbages. There were others who worked allotments as it was originally intended they should be used, but near the large towns one found an entirely different class of tenant: not a man with any notion of keeping a pig (for the authorities would not allow him to do that), but the man with a hobby, who, after he had been machine tending, perhaps all day, being himself little better than part of the machine, wanted an opening for his faculties, and sought it in the cultivation of an allotment.

That idea obtained near all large towns, such as Norwich, for instance, where the Corporation itself, having bought a considerable amount of land beyond their present requirements, had temporarily devoted it to allotments.

With regard to the acquisition of land for allotments

by compulsory powers, the present procedure evidently required a considerable amount of alteration. It was clumsy, expensive, and dilatory. There had been very few applications, fortunately, under compulsory powers, but he knew of at least one instance which showed pretty clearly to any professional man that "the wit of man" might possibly devise a better method of acquiring land. In the case he had in mind the first notice was served on the 28th August, 1895. Application was made for nearly 50 acres. The County Council made an order in respect of 12 acres out of that 50, but unfortunately those particular 12 acres had an improvable value, and were said to contain brick-earth, which the Council could not acquire. At the same time it appeared that for a little time they could hinder the owner using it, and, without endeavouring to get an opinion gratuitously, one would be glad to hear from Mr. Willis Bund what would be the ultimate result, when the order was made, in respect of the minerals. The County Council order was dated 13th February, 1896, and was to be put in operation within six months. The owner thought it a case where some further inquiries might be made, and application was made to the Local Government Board. An inquiry was held on the 10th November, 1896, and the order was just issued confirming the order of the Council. But it appeared that the business was not yet finished, for if the parties did not agree, there must be a reference to arbitration in order to settle the rent. So it would be from the 28th August, 1895, till say Lady Day, 1897, before any satisfactory conclusion could be arrived at. Everybody knew that the order had been issued, and that there was resting upon the land an allocation of it to a particular purpose, and it did not appear

whether the owner could obtain redress for that long delay, during which the land was vacant, and when the lease was granted (the order was made for a 35 years' lease) it was difficult to see whether the owner could reserve the minerals to start with and forthwith work the brick-earth, or give notice and acquire a certain portion of the land for the purpose of working it. He would suggest that in such a case there should be a reference by all the parties concerned to an entirely independent individual, who should deliver his award within three months of the notice being given. This, he thought, would be an efficient method of dealing with such difficulties in the case of land required only for allotments.

It had been suggested that there was difficulty in allotting land for pasture, but where the applicants were sympathetic, and the landowner was not averse to the application, the difficulty could be got over. Suppose a field of 18 acres were acquired by half-a-dozen persons as pasture, nine acres of it could be fenced off from the other nine and let to three parties for the purpose of keeping cows, and the other nine acres could be mown, and if an agreement were prepared, under which it was made conditional that only cows in milk or in calf should be put on the land, and that it was not to be used for feeding stock, or horses, or pigs, the difficulty would be got over. Of course where the respective applicants were antagonistic there was only one way out of the difficulty, and that was to fence off each plot of the land.

With regard to the payment of rent, the difficulty could be got over by allowing a little "law" on the first half-year, and afterwards asking payment in advance. It would, he thought, be generally found that tenants

were willing to pay the second half-year two months in advance. He would suggest that some way should be devised for allowing tenants, either of allotments or small holdings, to put up temporary buildings without compulsion on the landlord to take them at the end of the term. It was not desirable that as soon as land was taken for allotment the tenants should be allowed to put up buildings, but if there appeared to be a certain amount of *bonâ-fide* applications, and the tenants seemed likely to remain for three or five years on the same allotments, there would not be much harm in giving them permission to put up a sufficient shed for tools, or he might even go further and say for stock, in the event of their holding sufficiently long to justify such erections being made.

Mr. H. HERBERT SMITH (Fellow) said he acted, among others, for the Marquess of Lansdowne, who had, he believed, considering the size of his estate, the largest system of allotments in England, and he had also some experience of the working of the Act in connection with his position of chairman of the Allotments and Small Holdings Committee of the Wilts County Council. In Mr. Willis Bund's Paper, the first words related to the question of bringing the labourer back to the soil by means of allotments or small holdings. It was sometimes argued, and had been maintained in discussions before the Institution, that if it could be shown that allotments and small holdings would have the effect of bringing the labourer back to the soil, it would be only reasonable that landowners and ratepayers should be called on to make some sacrifice to attain an end which had been described, and

in his opinion rightly described, as of "national" importance.

For a long time past he had always had a great predilection for small holdings and allotments, and had done his very best to extend them. On Lord Lansdowne's estates in Wiltshire there were now a very large number of allotments, and, indeed, the county of Wilts was, he believed, the foremost county in respect of the number of allotments. He had not seen the latest returns, but the last time he consulted them he found Wiltshire first with some 22,000 allotments, Northampton second with about 20,000, and Leicestershire next with 19,000. On Lord Lansdowne's estate, which consisted of about 11,000 acres of land, 1,000 acres of which were woodland, there were at the present moment 600 acres of allotments, and on an adjoining estate of 1,200 acres belonging to Lord Crewe, of which he also had the management, there was another 100 acres devoted to the same purpose.

There were thus on a comparatively small area something like 700 acres of allotments. And there was also a large number of small holdings. Some time ago, as there seemed to be a still further demand for small holdings, a company, initiated, he believed, by Lord Wantage, for promoting the extension of small holdings, purchased a farm of about 250 acres from Lord Lansdowne, which they proceeded to lay out in small holdings of about 20 to 30 acres, which were offered for sale on easy terms. But their experience had not shown that there was a very great desire or ability on the part of working men to buy small holdings. He believed there was only one case in this instance of a holding being sold by that company, though they had offered every facility, by deferring payments and otherwise, for

the labourers and surrounding people to become possessed of them. Half of the land was, however, let in small holdings, but the other half was resold to the tenant from whom it was originally taken.

He had already, during the Session 1887-8, given figures as to rents and dates as to when these allotments had been started, and he did not think he should again go into details as to those; but he might say, as far as allotments on the Bowood estate were concerned, that they began in 1812, when two fields were laid out in the neighbourhood of Calne. In 1814 two more fields were laid out. In 1816 three more, and in 1817, again, another three. Then came the decline of the cloth trade in the West of England, and the consequent lack of employment. In 1831 there were no fewer than 13 different fields in allotments, and in 1835 two more were added, which made up more than the 600 acres to which he had referred.

Shortly after the date last mentioned, Lord Crewe also laid out a considerable tract of land, amounting, as he said, to something like 100 acres. One would naturally suppose that with all those advantages held out to labourers, and other people residing in the neighbourhood of Calne, the rural population would, at all events, have remained stationary. But it was not so; not only in that immediate neighbourhood had there been an enormous reduction (in some parishes amounting to nearly one-half) of the rural population, but in the whole county of Wilts, which, as he had said, now headed the list of counties in respect of allotments, the rural population had been steadily decreasing, even more rapidly, he believed, than in any other county in England; and this in the face of the facts and figures which he had just quoted.

This would seem to show that, so far from allotments and small holdings being a means of retaining the rural population on the soil, the system had in this case rather the opposite effect. He did not for a moment mean to argue that the fact of small holdings and allotments existing had driven the rural population away; but he had given actual figures to show that a very large number of allotments had been established, as well as a considerable number of small holdings, in a certain county and district, and yet the rural population had steadily diminished.

With regard to the rents of allotments to which Mr. Willis Bund had referred, and which had also been touched upon by the last speaker, his own experience led him to regard Mr. Willis Bund's figures as tolerably correct, and he agreed that it was not possible to let allotments at the average rent of agricultural land in the neighbourhood. The figures in respect of allotments on the Bowood estate might, he thought, be instructive. Those on the calcareous subsoil averaged £2 9s. 2d. rent per acre, and on the same formation, but with a better top soil, the average was £2 19s. 10d. On the Oxford clay, which was very heavy soil, it averaged £1 19s. 9d. an acre. On the coral rag, near the town of Calne, it averaged £3 8s. 6d., and on the Kimmeridge clay, £2 9s. 3d. On the upper green sand it averaged £2 3s. 8d., and on the chalk the average was £2 0s. 6d., the landlord in each case paying tithes and rates. These rents were arrived at by taking the fair rent which a farmer would pay for the land and adding to it the rates and taxes and something for extra cost of management and collection. He knew it was very often said by agricultural labourers, and also by those in warm sympathy with their views, that it was

very unfair to expect from the labourer a higher rent than from the farmer. It had often been pointed out to him that a certain farmer paid, say, £1 an acre for his land, while an allotment holder paid £2 an acre for land adjoining, but when everything was taken into consideration it would be found that the allotment holder was not overcharged.

In the first place it must be remembered that the labourer wanted his allotment near the village, and that the landlord paid rates and tithes, and there was a good deal of trouble and extra cost attached to the management. Again, an acre of allotment land let to a labourer was a *net* acre of land capable of being cultivated, with no deduction for fences, roads, buildings, watercourses, and such things. It must also be remembered, as everyone accustomed to value land would know, that one could not take an average of the rent of a farm as the value of any one part of it. In going over a farm to value it, one would find, perhaps, a nice little pasture-field close to the village, near the holding of the farmer, and would value it as a piece of accommodation land for the farmer, worth, say, £4 an acre. Then on the same farm on the top of a hill, perhaps, where there was a cold piece of clay land, it would not be considered worth more than, say, 10s. an acre. The average might come out at 30s. or 35s. an acre to the farmer who took the whole, but the allotment holder wants to take a piece of the land valued at £4 an acre, and to have it at the average rent of the whole farm, and in addition have his rates, &c., paid for him. That was obviously unfair and against reason.

With regard to the working of the Act, he must say his experience as Chairman of Committee of the Wilts County Council had been rather favourable to it

than otherwise. He entirely agreed with Mr. Willis Bund that it was an imperfect Act, and he did not suppose that any Act of Parliament when first passed was ever perfect. No doubt the procedure was dilatory, cumbersome, and expensive, but the value of more than one Act of Parliament had proved to lie not so much in the working of the Act itself as in the pressure it laid upon the parties concerned to voluntarily grant what was required by the Act. His experience in this case had been that it was always possible to come to terms with owners and occupying farmers, and his committee had never found occasion to recommend his own County Council to make a compulsory order.

With regard to the demand for allotments, he thought that Mr. Willis Bund was perhaps a little sanguine, and that he had possibly a little overstated the case. His own experience was that the demand for allotments was lessening instead of increasing. When the subject was discussed in the Session of 1887-88, he took a considerably more hopeful view of allotments than he could now do, but in the time which had intervened he found allotments had been gradually given up, and were losing their power to keep the labourer on the soil. He certainly must say that except in a very few cases had he any allotments actually unlet, but he found them gradually drifting into a few hands, and that there was nothing like the demand for or desire to get them that once existed. He had also had about 40 acres voluntarily surrendered by the allotment tenants during the last few years, which had been laid down to grass and restored to the farms from which they were originally taken. In his opinion neither allotments nor small holdings, nor any such inducements, would keep the labourer on the soil. The attractions of the towns

were too great for him, and with the advance of education and the expansion of ideas the life of the agricultural labourer came to be considered a dull and monotonous one. To some extent it was so, and there was no disguising the fact. The labourers found they could get better wages in the large towns, though probably many of them did not realise the fact that in times of trade depression a large number of them were thrown out of employment, and there was often greater distress in the towns than in the country. They wanted to settle in places where there was more life and amusement and society and more going on, and that he believed was really the secret of the divorce of the labourer from the soil.

He believed the majority of landowners in England would be only too pleased to let land in allotments to agricultural labourers if it was wanted, but allured by imaginary pleasures which they thought so superior to rural country life they went off to the cities. The only things that would keep them at home were family ties. Then they would settle down to some extent; but he found in his district, and in the western counties of England generally, that all the best and the most active men went to the towns when quite young and before they married, as they thought they would have a happier life there. He did not agree with their views altogether, but there was something to be said for them. They gradually drifted away from the old life of rural England into the life of the cities, which they thought to be (and which possibly was) more interesting and more lively than that of their country homes.

The PRESIDENT said he should like to ask Mr. Smith a question. Supposing 20 acres were taken

from a farm, what waste would there be by roads and by the division into allotments, and were the rents given rents for 20 acres of land, or the average rents paid by the tenants for the actual amount of the land they occupied.

Mr. SMITH said he hardly knew that he could answer the first point, for he had not gone into the question minutely as to how much was taken up by roads and divisions into allotments. The President suggested 15 per cent., and probably it did amount to something like that. Of course it was easy to calculate if one took a definite figure like 15 per cent. how much ought to be added to the rent of each allotment, considering that the labourers got a piece of land, the net area of which was capable of being cultivated.

The PRESIDENT said he desired to be clear whether the rents Mr. Smith had given for the green sand and chalk and so on of so much per acre were actually paid by the allotment holders, or whether if 20 acres were taken from a farm that was the average rent of the whole without making a deduction for the loss of land.

Mr. SMITH replied that, as he had remarked, he believed when the allotment system he referred to was laid out it was considered that the land should be let to the labourer at almost exactly the same rent as that at which it was let at to the farmer with the additions he had mentioned for rates and loss of land, &c. It was a long time before he had anything to do with the Bowood estate that these rents were settled; but he presumed there was some figure allowed for those particular items

the President had spoken of, namely, roads and so on, and to the additional rent in respect of the loss from that cause must be added the tithes and the rates.

Mr. WILLIAM WRIGHT (Fellow) said he had read the Paper with great interest, and he felt that so many practical men had joined in the discussion that there was very little left for him to say. Mr. Willis Bund had, as his Paper showed, experience of the working of allotments; but he did not give any results, which would, he thought, have been useful.

There was no doubt that the powers and duties of Parish and County Councils as to allotments required reconsideration, and that the class of persons to take them should be better defined than under the present Act. Mr. Willis Bund was quite right in saying that applicants often wanted the land at the same rent as the farmer paid, and not only so, but they wanted the best pieces. They had been taught that this was their right by people who should know better and who had simply misled them. It stood to reason that they could not expect this. In many cases the farm tenant-right had first of all to be paid, and that, on arable land, was often very heavy, as much as £4 or £5 an acre. That must be cleared off, and roads and approaches must be made, and the cost of transferring the land from agricultural land to allotment land must be met. It soon ran up to 15s. or £1 an acre beyond the initial rent. Then, as Mr. Herbert Smith said, there was the expense of collection, and which, in the case of some 300 or 400 allotments on one estate, was not an item to be overlooked. It was necessary to have a sharp man to collect the rents, and sometimes not only that, but another sharp man to look after him. He had known one or two cases which led him to say

this. No instance was given in the Paper of carrying out the compulsory powers, and he thought an illustration, with details of the case, would have been interesting.

He confessed he had never seen the compulsory powers put into operation, and he hoped before the discussion closed that some speaker would give his experience in that direction. He had considerable experience of voluntarily letting allotments to the number of several hundreds, but he had never seen the compulsory powers of the Act applied, although as a county councillor of his own district he had sat on different occasions to hear applications and report to the Council. But all these inquiries had generally ended in an amicable arrangement being come to without the Act being put into force. There was no hard and fast rule which could be laid down on this question of allotments. Each separate district had its own peculiarities, and cases must be dealt with on their own particular merits.

Within his experience there was no great demand for allotments by the *bonâ fide* agricultural labourer. He was not so keen about them as was often asserted. He was, as a rule, fairly shrewd, and knew pretty well that an allotment was not of very much use to him. He had enough of working on arable land from Monday morning until Saturday night without filling up his leisure hours with the same occupation, but what he wanted was a good garden round his cottage; and in his (the speaker's) opinion the way to keep the people on the land was to give them better dwellings and to make their homes more comfortable.

The Report of the Commission on Land, presented to Parliament in the year 1893, fully showed the wretched state of many country cottages. If they had half an acre or a quarter of an acre attached to them, less would

be heard about the labourers leaving the villages and flocking to the towns. By far the larger number of applicants for allotments had no connection with agriculture whatever, but came from other trades in populous villages or suburbs of towns. These were the men to whom an allotment was an attraction and a novelty. Men employed in collieries or ironworks, or in the lace trade, or upholstery, or stocking-making for instance, where the hours were shorter than in agricultural labour, had often plenty of leisure time for digging or working in their plots. It was a very good thing for them and their families, and kept them healthy and away from the public-houses. But whether it paid or not was quite another matter altogether.

He quite agreed with Mr. Sabin with reference to "cowgates" on the subject of the allotment of grass land. There was no difficulty in fencing, as Mr. Sabin had put it, on many estates in the country, several of which he (Mr. Wright) was connected with. A large field of, perhaps, 30 acres was taken, a fence was run across the middle, and one-half, representing five plots of three acres each, was used for common pasture, while the other portion was mown. Each man had his own plot of the latter, and could manure it or do what he liked with it, and then upon a fixed day, after the hay was mown, the fence would be opened and the cows let in to the eddish. There was no expense for fencing beyond the cost of the fence across the middle. Nothing benefited the labourer and his family more than the possession of a cow. It filled his house with plenty and gave them better food.

With reference to small holdings, he should like to know the experience of others over a long course of years. It was all very well to advocate small holdings

as a remedy for the present agricultural depression and all the evils attending it; but let the permanent result be considered over a long series of years. His experience led him to believe that it would not be a permanent and lasting success. He could point, as an example, to the estate of a nobleman in the midland counties where there were several small holdings of 20 acres to 30 acres, each with a small house and buildings. On the estate referred to there were large holdings as well. Those small holdings of 20 to 30 acres had had everything in their favour. The land was very good—in fact the best—and the rent was only an ordinary agricultural rent. The tenancies were as secure as they could be and might go on from generation to generation, for the landlord would never disturb them.

He had watched those small holdings for the last thirty years, and found that now there were hardly any tenants left upon them of more than one generation, and the reason was not far to seek. As long as the tenant and his wife kept young, and the family were young, and all worked together, everything went well—they paid their rent and paid their way; but when the family grew up, and the sons got situations as policemen, or railway guards or in some other capacity away from home, and the daughters went away to service or got married, the old people were left by themselves and had to employ extraneous labour, and almost invariably came to grief. He could point out a dozen instances within a short distance of each other where this had occurred during the last few years. How then was the difficulty to be met?

One of the best Papers he had ever seen on the land question was read at the Law Society's meeting in Birmingham in October last by Mr. J. H. Jones. It

was most able and interesting, and contained some most useful statistics which would amply repay anyone for reading it.

Mr. JOHN SHAW (Fellow) felt that the Institution was much indebted to Mr. Willis Bund for his Paper, which, he thought, dealt with all the most practical points under the Allotments and Small Holdings Acts. He agreed with Mr. Willis Bund that it would be most desirable, in fact he might say necessary, that there should be an alteration in the present Acts under which holdings were taken. As he said, there were two Acts of Parliament and two modes of procedure, and he knew from experience that in some cases this was very misleading. He thought it would be very desirable that there should be some sort of consolidation of the various processes, so that the procedure might be made as simple as possible, and he ventured to think there was no one better able to make suggestions to that end than Mr. Willis Bund himself. He possessed that legal knowledge of the subject which was as valuable as his intimate acquaintance with its practical side. If he saw his way to take the matter up and make suggestions to those in authority, it would, he was sure, be the means of effecting some alteration for the better. But although he thought it would be necessary to have an alteration in the law (for in every case it was necessary to proceed according to law), still he agreed with Mr. Buck that it was better that arrangements should be made between the landowners and tenants themselves. He thought every landowner was at the present time quite ready to meet any reasonable and fair suggestions of a tenant who required an allotment.

His practical experience of allotments extended over

at least half a century. He happened to have had to deal with estates on which there had been allotments for, probably, 70 or 80 years. Since the agitation—if he might so term it—about allotments had sprung up, he could not say that he had been much occupied in adding to them, at any rate he had no experience of acting under compulsory powers. All which had been applied for had been practically settled by voluntary arrangement, such as he had suggested, between landowners and tenants.

In only one case had he dealt with the District Council, and that was to let some land on a 14 years' lease, of which they took the responsibility. In other cases he had made the arrangements by consultation, either direct or indirect, and there had been very little difficulty.

With reference to the rents of allotments, he did not propose to give details, but he should like to refer to the mistaken idea which existed in some parishes as to what such rents should be. He might say that he represented an estate (not a very large one), near to his own town, where a considerable portion of the allotments were on high land, half a mile away on the north side of the village, and consequently let at very low rents. On the south side, some two-thirds of a mile away, were a number of railway men, who had nothing to do with the owner of the estate except as being neighbours, and who applied for allotments. His client, who was a most popular man in the district, met them very good-naturedly and referred them to him (Mr. Shaw). There was no difficulty about the land, which was old turf let at £3 10s. an acre, but the difficulty was about the rent which they thought they should pay for that land. The land on the other side of the village, more than a

mile from their houses, was let at a very small rent in proportion, and of course a difference of opinion as to rent arose. He did the best he could to convince the applicants that he wished to deal fairly with them, showing them what the rent had been and what the loss would be by making roads and so forth, and the reasons why he asked them something like double the rent of the other portion. They were satisfied by his explanations and had paid the rent from that time, and had been doing well on their holdings. He mentioned this case to show that if one took the matter in hand, resolved to deal quite fairly with all parties, there need be no difficulty.

. He was chairman of the Parish Council in his own Parish and also a landowner, though not a very large one. When the question of allotments arose, he called a public meeting to ascertain what was wanted, and to hear expressions of opinion from those interested. The question of the land was settled, and the next question was only with whom should they deal—whether with the Parish Council or with himself as owner. They preferred to ignore him as chairman of the Parish Council, and to deal with him as owner of the land. When it came to the matter of rent, they thought what he thought fair was too much. He asked what they would give, and ultimately agreed to their proposition, feeling that it was wise to meet them as his neighbours and to live on good terms with them. The few pounds loss to him would be a gain to them, and would tend to facilitate the advance of a work which he had very much at heart. It was very good land and had been seeded down to permanent pasture for 35 years, so that it was some sacrifice to break it up; but the people were satisfied and paid their rents punctually, and no difficulty whatever had arisen.

In letting allotments it was very desirable to fix the commencement of the tenancies at the dead part of the year. He always fixed the tenancies, when he could, to commence on the 1st January and to cease on the 31st December. In March the tenant paid a half-year's rent, when only a quarter was due; but in September it was adjusted, so that the landowner was in a safe position. This plan was in accordance with the suggestion of Mr. Sabin.

He believed allotments had done great good in various parts, but in his opinion decidedly the best thing that could be done for the agricultural labourer was to give him a good cottage and a good piece of land as near his cottage as possible. Under such conditions he would hesitate a long time before leaving the country for the town, especially if he were a family man.

With regard to small holdings, Mr. Willis Bund had given his experience in Worcestershire, from which it could be seen that the system there adopted had worked extremely well, and he thought great credit was due to the County Council of Worcester for the manner in which they had got over the difficulty.

He (Mr. Shaw) had no experience under the recent Acts, excepting in one parish where the Parish Council applied to him for some small holdings, and also applied to a friend of his, they happening to be the agents respectively of the two principal landowners in that parish. His friend was for various reasons able to meet the Parish Council's requirements, but he unfortunately could not do so because of the peculiarity of the tenancies. He took the trouble to give the necessary notices and endeavoured in every way to make arrangements, but in the end the whole thing fell through, and then the

Parish Council brought him under censure, saying: "Mr. Shaw refused to grant allotments because he "had first to consider the tenants of the farms." He thought, at any rate, that was not at all a discreditable thing to be charged with, and that brought him to the point how unfair it was to think that the best land could be taken from a farm for small allotments, leaving a large tenant, perhaps, to make the best he could of that remaining, without any compensation.

Cow pastures, or, as Mr. Wright called them, cow gates, had been mentioned. He (Mr. Shaw) had experience of a large number of these cow gates, or cow pastures. In some places, in the northern parts of Staffordshire, very large fields were set out, and a great boon it was to have them for grazing by young stock. They were not so convenient for milking purposes, but on this and other estates in Derbyshire there were cow pastures, and exactly the same plan as Mr. Wright had explained was adopted, namely, the pieces were set out in quantities of one and a half acres or two acres, according to circumstances, and the plots were taken by the respective tenants. On the other hand, they had a field which was simply a pasture field, and there the cows grazed in common, and so they got over Mr. Willis Bund's difficulty with respect to fencing off the allotments.

He had also to do with a large number of small holdings which had been in existence for a great many years. There were several hundreds on one estate alone, the rentals being perhaps £7 to £14 for each holding. In that district the men who rented such lots had to go some distance from home to their work. They did not of course expect to make a livelihood out of their plot of land (although some few might do so), but while they were from home at work their wives and families

managed the small holdings. If that system could be encouraged, and a number of additional small holdings provided according to requirements, he thought a great deal of good would be done.

On the estates that he had to do with there were a good many labouring men who had originally worked as farm boys, and had married and worked as labourers, and he was happy to say that a fair proportion of those men were now tenants, occupying 20, 30, or 40 acres each. He thought that such a system was the best means of attaching them to the land. He thought that every man connected with the management of land was anxious to do what he could to encourage allotments and small holdings, but still he should like to offer one word of caution. It was necessary to be very careful in dealing with the various Acts of Parliament which had been passed and which were being passed from time to time. With the Agricultural Holdings Act, 1883 all were of course familiar, as with the Act of 1887, which was called "The Allotment and Cottage Garden Compensation for Crops Act." He did not see any objection to that Act; it provided for compensation for the labourer who had improved his holding and put up buildings, &c., with the consent of the owner. In that case he was entitled to compensation, and it was a wise provision that there should be no costly proceedings, but that arbitration should be left to a justice of the peace, who should act as a friendly adviser between the parties. The Tenants' Compensation Act, 1890, simply dealt with land on mortgage, and was also a reasonable measure. Then came the Market Gardeners' Compensation Act, 1895, which, although not directly affecting allottees was a very important measure, which must not be lost sight of.

The last-named Act was passed on the 6th July,

1895, and he had no personal acquaintance with its working until the other day, when he had to give a tenant notice, in consequence of non-payment of rent. The tenant was a market gardener and occupying land also on an adjoining estate. Since the notice he had paid his rent and had come to him a few weeks ago with a statement of claim.

The holding in question comprised 14 acres; about four acres of arable which might be cultivated as a market garden, and some nine acres of pasture which the tenant had no authority to interfere with. The whole had been let to him and his predecessor at a rental of 30s. an acre, which was considered a very low rent, in fact it was less than the adjoining land was let at for farming purposes. The claim he brought in seemed to him (Mr. Shaw) to amount to as much as the land was worth. It was for four acres of garden land £240, and for the pasture £20, making a total claim of £260. He thought this a case in point worth mentioning, and one which Mr. Willis Bund might think worth his attention. They had taken under that Act, out of Part 1, a number of items—enlargement of buildings, making of gardens, planting of gardens and so forth, as under the Agricultural Holdings Act,—and transferred them to Part 3 of the Schedule, and unless some special arrangement were made that the land was not let for a market garden, the Act would apply. But the main point was that Section 4 provided that “Where under a contract of tenancy current at the commencement of this Act, a holding is at that date in use or cultivation as a market garden with the knowledge of the landlord, and the tenant thereof has then executed thereon, without having received previously to the execution thereof any written notice of dissent by the landlord, any of the improvements in respect of

“ which a right of compensation or removal is given to a tenant by this Act, then the provisions of this Act shall apply in respect of such holding, as if it had been agreed in writing after the commencement of this Act that the holding should be let or treated as a market garden.”

It was rather hard on surveyors, who perhaps knew nothing of this Act until it was brought before them in the way he had mentioned, that it should come into operation by effluxion of time as it were, without action being taken on the one side or the other. It was true that it embodied the 1883 Act, and in Section 2 of that Act it was provided that the tenant shall not claim for improvements executed previous to the Act coming into operation. But an exception to that provision was made if the tenant had done certain things within the last ten years and could not claim under the custom of the country. He could then claim under the Act, and it seemed to him that this was a matter which needed consideration. This seemed to him to be a question of very great moment, and that, while endeavouring, as far as possible, to deal fairly and liberally with tenants, and to encourage everything for the improvement of husbandry and the garden occupation of land, land agents should take care to guard themselves and those whom they represented from any undue advantage being taken under such an Act.

Mr. JOHN LOOKER (Fellow) said he had read Mr. Willis Bund's Paper with the greatest care, and the more he studied it the more he recognised its value and interest, and the more fully he agreed with the author's views. There were many, perhaps theoretical, opinions expressed in the Paper which had been fully borne out in practice, during the last few years. During the discussion, the key-note of the whole matter had been struck by one or

two previous speakers. The question was, first, how to bring the labourer back to the land, and secondly, how to retain him on the land.

If any method could be suggested for inducing the labourers to return to the land and to remain there, the result must be a very great benefit to the labourers themselves and to the country generally. But it was useless to shut one's eyes to the fact that to keep the peasantry on the land something more was necessary than lay within the power of the Institution. It had been truly said by Mr. Rolleston that the restoration of the prosperity of agriculture was the only hope of keeping the peasantry on the land or of bringing them back to it. That, no doubt, showed why our villages were denuded of their labouring population, and why they flocked so much to the towns. It was not altogether because of the attractions afforded by the towns, but was in a large measure due to the dull and uninteresting lives and the insanitary surroundings which they had to endure in the country villages. That appeared to be the reason and the justification of the Act.

There was no clear definition as to the class which the Acts were intended to benefit, and it was necessary to carefully consider the phraseology of the various Acts which bore on the question. The Act of 1887 gave some idea as to what class the Government intended to benefit by its adoption, the preamble stating that it was "to facilitate the provision of allotments for the labouring classes"; and although the machinery of the Act of 1890 and the following Local Government Act of 1894 still bore on that subject, they gave no indication that there should be an extension to any other class than the labouring class. If that expression "labouring class" were construed in its usual and strict sense, he thought it might fairly be taken that the intention of

the legislature was, if not to strictly limit the application of the Act, at least to circumscribe it somewhat so as to apply only to those who live by manual labour. If that were so, it was a question, on looking forward to prospective applications and looking back to those which had arisen, whether the "unsatisfied" demand for allotments in various places arose out of the wants of the *bonâ-fide* labouring classes.

He could only speak for his own county, which was a small one, containing only something like 200,000 acres, but in the heart of England, and a purely rural county with very little town life. It might therefore, he thought, be taken as typical of a district to which this Act would apply. He found that during the whole time in which the Allotment Acts had been in operation in England, there was only one application under the Act to the Huntingdon County Council; and as it was rather an unique application, he would give one or two details of it, for if the county of Huntingdon was so well supplied with allotments during the last 15 or 20 years that it was only necessary to make one application under the Act, it followed that the demand of those who wanted allotments was not ill supplied. The case he had in view was one in which a number of men in a rural parish asked him, as agent for the estate, for allotments.

There were 60 applicants in all. Considering that there were about only 40 houses in the place he wondered a little where the other 20 were to come from; but he granted their request, and offered them 30 acres of land, which they objected to as not suitable. He then said he must make other arrangements; and the applicants went to the County Council, who sent a committee to see what was wanted, and finally he offered them another field containing seven and a half acres, which the County

Council reported on as suitable, and convenient, and everything they could require. The applicants then said the rent of that particular field (40s.) was too high. They offered 35s., but finally the whole thing fell through about 18 months ago, and since then there had been no further applications in that parish or any other for allotments in the county of Huntingdon. There was one unique circumstance in connection with that application which threw a rather strong light on some of Mr. Willis Bund's points—the chief mover and one of the parties to the application was the owner of 15 acres, 13 acres of which he let and two of which he occupied. If that might be taken as a fair specimen of allotments under the Local Government Act he did not think there need be much surprise that they were not always granted with the readiness which a certain portion of the public seemed to think was due to them. He also took some pains to ascertain, in various other parishes, the position and status of the allotment holders, and, speaking generally, he found that only 50 per cent. would represent the agricultural or manual labourer, and that the other allotments were held by those who had no qualification to be included in the labouring class.

In his Paper, Mr. Willis Bund made one remark with which he could not quite agree. He said, "Different rents would be asked from the labourer who has to make a living out of the land and the man who wants accommodation land." It might perhaps be strict justice that the one should pay more and the other less; but in his experience he did not see how it was possible to arrive at any scale whereby one could graduate a man's rent to his particular calling, and he should like to hear Mr. Willis Bund's explanation of the method by which it was to be done. On page 161 Mr. Bund said, "Let the County Council take the land,

“and pay, out of some of the grants in aid they now receive from the Imperial Exchequer, some of the preliminary expenses, and thus be able to allow the land to be let to the allotment holder at a reasonable rent.” The County Councils were not at all unwilling to grant allotments to *bonâ-fide* labourers; but it became a question as to how far the ratepayers should be burdened with the cost of providing something which was, more or less, of a sentimental character. His point was this: If it was wrong to ask the State to aid the large producer, was it right to subsidise the smaller producer at his expense either as a ratepayer or a taxpayer? He was referring really to the very serious question of restoring prosperity to the agricultural interest. This could only be done in one way. Agriculture was now very heavily burdened. If it were wrong for the State to aid that burdened industry, could it be right to burden large producers for the sake of the small producers by a subsidy that would have to be given out of the rates, because the man who found the subsidy was a large occupier of land in a particular parish?

He thought, before the question of allotments was dismissed, it would be well to define what an allotment was, for no doubt that was a variable quantity in the minds of different persons. He did not look on allotments as a means of gaining a living, nor did he think the public should be burdened with the sentimental notion that they must be provided at a loss because they were thought so extremely desirable. An allotment to his mind was just so much land as one of the labouring classes could profitably attend to in his spare time, and to give more land than could be profitably cultivated during such spare time would be doing the labourer injury rather than good.

As to small holdings, he had watched such holdings for the last 25 or 30 years, and speaking generally, his experience was that all the tenants who relied on grass, and who left the plough alone, had a fair chance of thriving, whereas those who stuck to the plough and neglected the grass had gone to the wall and could not possibly get a living. In two parishes adjoining his own, which he had known for a quarter of a century, out of 20 or 30 small holdings there were only five left, and these were held by tenants who had stuck to the grass. If anything could be done in the way of small holdings it could only be done by an extension of the system of common pasturage, and by carefully avoiding any inducement to small holders to grow corn, which they must now do at an absolute loss.

So far as his experience taught him, under the Small Holdings Act, one might do some good by the enlargement of small holdings; but it was not possible to pass any law which would make them successful, for the reason that their success depended entirely upon two things: first, on good and convertible land, which it was not always possible to get; and secondly, on securing a man whose peculiar adaptabilities and constitution rendered him suitable for such a tenancy. It did not follow that any land which might be picked out would succeed, or that because the land was good anybody could cultivate it at a profit. It was necessary to have good land, and upon it a man whose own knowledge, and, if he might say so, individuality, enabled him to work it intelligently. Any system established on other lines would, in his opinion, do harm rather than good, not only to the country, but to the men who were asked to go on the land and to use their labour and brains with probably no result whatever.

Mr. H. SMITH desired to supplement his remarks

with one further short statement. He had said that he had very few vacant allotments, but he omitted to say that some 30 acres or 40 acres of allotments had within the last four or five years been voluntarily given up in the immediate district he represented. Without that explanation his remarks might be a little misleading.

Mr. J. W. WILLIS BUND, in reply, said the first thing he had to do was to thank the Institution for the very kind and cordial way in which his very imperfect Paper had been received. He had tried in that Paper not to deal with theory, but with the practical difficulties which he had seen in the working of the Act during the time the County Councils had been in existence. He advocated a consolidation of the law; and perhaps in that respect he was behaving rather ill to the profession to which he belonged, for he could see clearly that the difficulties to be faced whenever the present Acts were brought into force were certain to give rise to an immense amount of litigation. To take, for instance, case which he thought might very well happen. If there were a loss say on allotments, upon whom was that loss to fall? Was it to fall upon the parish or district?

This was a question which appeared very likely to arise in one case with which he was connected. The opinion of a very eminent lawyer indeed—a member of the Institution—had been taken, and his opinion was perhaps rather more remarkable for its piety than for its practical usefulness. He said, after looking at the section for some time, “The Lord only knows, and he has “not revealed it to me.”

He had listened with much interest to the discussion, and his mouth had been made to water several times by gentlemen who seemed to have a free hand in the matter, and seemed to think County Councils were in the same

position. A County Council was not, as it had to decide whether to deal with the matter as one of charity or as one of business. They were trustees of the ratepayers' money, and were bound to act, as such trustees, strictly and legally, and could not depart from strict lines as could an agent acting for and under the instructions of an absolute owner. That was why he was unable to give any example of the compulsory purchase of land.

When the rent fairly due to the landlord exceeded the amount which a tenant could reasonably pay, it was generally better to drop the matter altogether. It would be wrong to put a man on the land and ask him to pay a rent which was utterly impossible. In the same way, if it were impossible for a man to live upon the land, he thought it was wrong, and, indeed, an act of the greatest cruelty (and he was sure that the Members of the Institution would agree with him), to put a man on land out of which he could not make a living.

It had been asked by Mr. Rolleston how he divided the two different classes of tenants. The two different classes depended on the character of the neighbourhood where the applications arose. He agreed with what had been said with regard to the agricultural labourer, and he believed that a great deal of what was said about allotments existed only in the minds of those who knew little practically of the subject.

He thought that in towns and in suburbs where the piece of ground built on only just furnished a site for the house, there was generally a *bonâ-fide* demand for allotments which ought to be satisfied. It was wholly different from the question of the agricultural labourer's demand, but it was a demand which must be dealt with. It often happened that those who made applications were not *bonâ-fide* labourers, but persons who did a certain amount of work and wanted an allotment as a recreation.

Those were the people whom he should charge with a higher rent than the men who had to use the allotments as a supplement to their scanty income. A large sum of money derived from excise licenses was every year devoted to technical education, and he thought that perhaps allotments afforded a good subject of education. He admitted that technical education was a very important thing, but it could be, and he was afraid had been, overdone, and he thought that instead of spending so much money on what was now called technical education, however good it might be, some of the money might be applied in reducing the cost of getting land for allotments in some cases. He knew he was crossing the dividing line between charity and business, but as the money was available he was not sure that this was not the best way in which it could be employed.

With one observation of a previous speaker he heartily concurred. The tendency of all allotments was to get larger, *i.e.* the holders of allotments generally fell off. It was a case of the survival of the fittest. Those who did well added allotment to allotment.

There was a point as to the rent which he thought had not been alluded to. Unless the landlord got the rent in advance from the allotment holder he had no security, particularly in a case where the holder was not one of his own cottagers or did not live near him. There being no security, and the risk being greater, the charge according to ordinary principle must also be greater.

That anyone could make a living out of an allotment he did not believe, save in exceptional instances, and he did not think for a moment that the ordinary allotment holder could make much money by selling anything off his allotment.

One point on which he should like to hear more was put forward by Mr. Scriven. He said in his experience "the most satisfactory allotments he knew of had been

“obtained by associations of the labourers themselves.” He would like to have heard something more about that, for it seemed to be a way of keeping down expenses.

He had been asked a question as to brick-earth. He would say, as a gratuitous opinion, that the lessee should reserve the right to get the minerals, and, when the time came to work them, make compensation to the owner of the surface. That seemed to him the way it should be done, but it must depend on the terms of the lease.

He was sorry that no one had touched on the Small Holdings part of the question—as to whether the County Council should advance money for buildings on small holdings. He thought there was a little misconception on that point. He might say that his own County Council were selling Small Holdings under the Act, and in the others they were let, not sold. This met the objection raised by Mr. Wright that Small Holdings would pay only so long as the tenant and his family were young and the parents had the assistance of their sons, and that they ceased to pay when the holder had to hire labour, and that therefore Small Holdings must be a failure. He had before grave doubts about Small Holdings. He knew in Worcestershire of two examples which terminated most miserably for all concerned, and he had been afraid that the experiments now being made would end in the same way. He was glad to say there were many in his county, engaged in industries, who were able to give their spare time to cultivate one particular crop, namely strawberries, for which there was a ready market. Under those exceptional circumstances the experiments he hoped would be successful.

The meeting then adjourned.

AGRICULTURAL CO-OPERATION.

BY THE RIGHT HON. HORACE PLUNKETT, M.P.

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, on Monday, March 8th, 1897.*

DANIEL WATNEY (President) in the Chair.

The Question in England.

If there is one characteristic upon the possession of which the average Englishman justly prides himself, it is independence. He resents all interference with his business concerns, and will struggle hard and long before he will call upon the Government to help him out of his difficulties. But, as if to prove this rule, there is manifest to-day one notable exception. In the terrible agricultural depression which has settled down upon us we find the sturdiest and most independent class of Englishmen showing an inclination to depart from their traditional attitude of self-reliance, and calling upon the State to work out their economic salvation. That the State may legitimately intervene in such a crisis no reasonable man will deny. But that the resources of self-help should be first exhausted by those who are seeking aid is a proposition which will find ready and complete acceptance before an English audience.

Now I hold that in this case the resources of self-help have not been exhausted, because the English farmer, not knowing how to apply it, has lost faith in its efficacy. What he has to learn is that *self-help is no*

longer effective without organisation. In other words he must learn the power of industrial combination. I may as well here explain that if I generally prefer the word co-operation it is because it implies the principle of *mutual* help, and contemplates a more equitable form of arrangement between the participants than the ordinary form of joint-stockism permits. Moreover, as will be seen later, it covers a large field and has social and educational bearings.

General Principles.

In this year of grace it would seem superfluous to argue that some form of combination is, under modern conditions, essential to the welfare of all industrial and commercial pursuits. Those engaged in every trade or calling, with the exception of agriculture, have recognised this economic necessity ; and, outside of England, farmers, though the last to have recourse to associated methods, are now beginning to appreciate their value. Indeed it may safely be said that the voluntary association, for mutual protection and advancement of those engaged in foreign agriculture, is the chief factor in the galling competition from foreign countries in the English markets. I know it is popularly believed that protection, State-aided education, and State-regulated transport of agricultural produce fully account for that cheaper production and distribution which characterises the agricultural imports into the British markets. But I do not believe this view to be correct. As regards protection, the successful competition of Denmark, a purely agricultural and a free trade country, is proof to the contrary, while if time permitted it could be shown that cheap transit is the direct result of farmers' com-

bination, and that education, which no doubt mainly accounts for the superior methods of our rivals, is only called for and taken advantage of when the communities which are benefited thereby have first been highly organised.

The Teaching of Foreign Countries.

So fully is this recognised that we find the universal experience of continental countries confirming the emphatic dictum of Monsieur Tisserand, the Director-General of Agriculture in France. He, who is perhaps the first authority in Europe on agricultural administration, declares repeatedly in the special memorandum he was good enough to prepare for the Recess Committee, that a fundamental principle of all State Departments of Agriculture ought to be "to awaken the spirit of initiative and independence, and stimulate and develop it amongst the agriculturists themselves," to "stimulate and aid voluntary associations and institutions of the agricultural classes," and "to sustain amongst the rural population the spirit of self-help." In Monsieur Tisserand's own country there are 6,500 agricultural societies, of which 5,000 are co-operative societies of various kinds, such as dairying and cheese-making societies, granary societies, credit societies, "syndicats agricoles," for the joint purchase of agricultural requirements and the joint marketing of produce, &c. Officials of the State, such as the forestry officers and the travelling instructors of the Agricultural Department, are commissioned to teach the farmers how to organise these societies. The Prussian Parliament, realising that organisation was the factor of more importance than all others in modern agriculture, has within the past three years passed a law rendering

a system of agricultural organisation compulsory throughout the kingdom. Bills of a similar nature are being introduced into the Hungarian Diet.

This policy has a double object: the transaction of the farmers' actual business through the co-operative societies, and the supervision and guidance of State aid through a series of County and Provincial Chambers of Agriculture, electing from themselves a National Consultative Council to advise the Minister of Agriculture and suggest schemes of legislature. Similar laws have been passed in Bavaria and Würtemberg. Holland, Belgium, Switzerland, and Austria have likewise statutory provision for keeping the State Department in touch with, and under the direction of, Consultative Councils elected by the Agricultural Associations. In Denmark, where voluntary organisation has been carried to the highest point, the administration of State aid is, for the most part, left directly in the hands of the Agricultural Societies.

It follows obviously as a corollary from all this, that not only is a condition of organisation amongst the agricultural classes everywhere on the continent recognised by the State as the best guarantee for sound administration of State aid, but it is recognised by the agricultural interest as the most powerful lever for obtaining State aid. The farmers of Germany, of France, and of Austria, as British farmers know to their cost, practically can obtain what laws they please from their respective Parliaments for the benefit of their industry. They can do so simply because, being organised, they can bring into full effectiveness their immense political power. Those who have read the Report of the Recess Committee, which contains a mass of information upon the promotion of agriculture by the

State abroad, will see that it embodies a request to the Government for legislation based upon the principles we found so successful in every country in which our investigations were pursued. We shall all watch the proposals for a Board of Agriculture for Ireland, announced in the Queen's Speech, with the deepest interest.

While the case for Agricultural Co-operation in England should rest upon a wide survey of the practice of foreign countries, I have been told by persons well qualified to advise me on the point that I shall best consult the wishes of my audience by illustrating my arguments mainly from the actual experience of agricultural organisation in Ireland. I gladly fall in with this advice, which I suppose has regard to the very natural desire to hear people talk upon that on which they are most competent to speak.

I shall, therefore, at this point enter upon an account of the origin and progress up to the present time of this latest Irish movement.

The Case of Ireland. The Dawn of Co-operation.

Some seven years ago a few obscure Irishmen, myself among them, wishing to make things better in their native country, decided to leave political panaceas aside for the time and to preach to the people the economic doctrine that their welfare depended rather upon their own efforts than upon governmental or other external aid. We sought for our audiences bodies of farmers wherever and whenever a meeting could be convened for an occasion which offered so poor a prospect of excitement. We had agreed among ourselves that the prosperity of agriculture meant the prosperity of

Ireland, and that the well-being of the people would be practically attained if the well-being of the farmers could be secured. For, excepting a few industrial centres in the north-east of the Island, almost the entire population lives directly or indirectly by the land. Dependence on a single industry is, we were aware, not a satisfactory condition for any country, and we were anxious to see restored some, at least, of the diversified industries which Ireland once enjoyed. But the prime factor in the establishment of new industries is an industrial population, one inured to the habits and methods of industrial life. We had, therefore, a double reason for devoting our attention to agriculture. By imparting to that industry better methods, we should not only increase the value of agricultural production, but should all the while be educating the people for other industrial pursuits.

Co-operative Dairying.

And not only did we limit ourselves to the agricultural industry, but even within these limits we did not attempt at first an extended programme. We determined to demonstrate the value of co-operation as applied to some one branch of farming. It happened that the existing conditions furnished us with just the opportunity we required for putting both our principles and the capacities of our farmers for industrial combination to a definite concrete test. The Irish dairy-farming industry was passing through a very critical stage of its existence. The middle-aged amongst us can well remember the fame which Irish butter (generally known as Cork butter) used to enjoy some 20 years ago, and how, to the great impoverishment of the south of Ireland,

this important staple farm product lost its reputation. This was due, not to the deterioration of Irish butter, but to the immense improvement which had been wrought in continental butters by the invention of the separator and other dairy machinery, and the general substitution of the factory or creamery manufacture for the home butter-making. The advantage of the new methods was twofold. By making butter in large quantities, and by extracting more cream from the milk, it reduced the cost of manufacture, and it turned out a clean and, above all, an uniform product. But the machinery was costly, and no ordinary farmer could afford to acquire it. Meanwhile capitalists and joint stock companies were beginning to build creameries in the south of Ireland. Taking advantage of the soil and climate, which had formerly given pre-eminence to Irish butter, they made considerable fortunes out of the profits of the new manufacturing processes. But the farmer shared in none of these profits. The creamery owners had only to give him for his milk what it was worth to him if he kept it for butter-making at his own home. And so the latter was left with the unprofitable end of the dairying industry, the profits which science had added to the other end going into the pockets of another class. Obviously there was one remedy, and one only, for this state of things. The farmers must be induced to organise themselves into co-operative associations, to make up the necessary capital by contributing what money they could find and what credit they could command, and then to erect the creamery and conduct the manufacture under their own control, at their own risk, and for their own profit.

The economic advantages of such a course were quite

patent to the farmers themselves, but it took a long time to persuade them to enter upon what appeared too adventurous an undertaking. Of course we were at first suspected of sinister motives, but that was a difficulty which we knew we could live down. The real difficulty of the farmers was their innate distrust of each other and their distrust of themselves—a characteristic not unknown elsewhere in farming communities, and aggravated in Ireland by the sad history of the country. The superior persons who criticised our first endeavours at organising dairy farmers told us that the Irish can conspire but cannot combine, that voluntary association for humdrum business purposes, devoid of some religious or political incentive, was alien to the Celtic temperament, and that we should wear ourselves out crying in the wilderness. Economists assured us that, even if we ever succeeded in getting farmers to embark in the enterprise, financial disaster would be the inevitable result of the insane attempt to substitute, in a highly technical manufacture, democratic management for one man control. We admitted the force of these objections, but having an unbounded faith in the latent capacities of our countrymen, and knowing that success in this first application to a great national industry of organised self-help would open up prospects of amelioration in every department of Irish agricultural life, we determined to persevere until practical demonstration had proved us right or wrong.

Actual Results.

We have to-day, after seven years' work, actually in operation, in Ireland, fifty-eight Co-operative Dairying Societies which make butter, and ten auxiliary societies

which separate the cream and send it to be churned and made up at one of the fifty-eight above-mentioned societies. The cost of their buildings and plant may be estimated at £50,000, and their output in 1896 was roughly £300,000. They have a total membership of some 7,000 farmers.

Details of a Working Society.

The societies are all registered under the Industrial and Provident Societies Acts, which require that a return, including these particulars, should be made annually to the Registrar. The returns for 1896 are not complete yet, owing to the limited staff of public auditors who assist in their compilation. That is why the figures I have given you are round. They are, however, within the mark.

I think I shall give you the best idea of a Co-operative Dairy Society's work if I read you an extract from the leading article of the *Irish Homestead* of Feb. 27th, which deals with some of these auditors' reports which have already come to hand. He writes:

“ The first report we take up happens to be that of
 “ a large society whose turnover for the year is no less
 “ than £12,400. From the accounts to hand the average
 “ turnover of a Creamery Society appears to be £8,000.
 “ Consider of itself the significance of that fact—a body
 “ of frieze-coated farmers, who probably never kept an
 “ account before in their lives, managing a business of
 “ that value, a complex manufacturing business whose
 “ market is chiefly in England—nay, creating the
 “ business, with their own credit, their own capital,
 “ without any aid from Government or a *douceur* from
 “ a single individual. The report we have taken up

“ besides giving particulars of gross profits and net
 “ profits worked out in percentages, points out to the
 “ society that they have reduced their working expenses
 “ from 7.12 per cent. in 1895 to 6.71 per cent. in 1896 ;
 “ that their average produce was 6.42 ounces of butter
 “ per gallon of milk in 1896 (290,071 pounds from 722,661
 “ gallons) as against 6.40 ounces in 1895 ; that they
 “ paid an average price of 3.76*d.* per gallon for their milk
 “ and received an average price of 10.26*d.* per pound for
 “ their butter ; and that they have a Cash Reserve Fund
 “ of £1,000. ‘ These facts,’ the auditor remarks, ‘ demon-
 “ strate the success with which your business is con-
 “ ducted. There is no creamery in the country more
 “ economically carried on than yours.’ He adds—and
 “ this in its own way is significant—‘ The only item in
 “ your working expenses which is not extremely low is
 “ that of packages, and I presume this exception is due
 “ to your desire to encourage local industry.’ But this
 “ society has not yet adopted the decimal system in
 “ paying for milk, and the auditor urges them to intro-
 “ duce this reform, as other creameries have done, en-
 “ forcing his argument by an illustration likely to impress
 “ them : ‘ The twentieth part of a penny on the supply
 “ of milk you received in 1896 would amount to
 “ £150 11*s.* 1*d.* It must be obvious to you, in view of
 “ this fact, that it cannot be possible to do perfect justice
 “ to every supplier and to the creamery when payment
 “ is calculated by farthings or even by half farthings.’
 “ Think of the educational effect of economic facts like
 “ this brought home to the daily life of the farmers.”

Now this report represents a year's work of a well-
 established farmers' society. I must yet add a brief
 exposition of their methods and procedure. I shall then
 be able to avoid details in describing the other forms of

agricultural societies, the principles which govern the procedure of all the societies we promote being essentially the same.

The object of a co-operative society is not, as is the case with a joint stock company, to make a profit for its shareholders on their investment, but rather to save a profit for its members on their business. Thus the profit (£205 in this case) will not go to swell the dividend, but will be distributed according to the rules of the society in the true co-operative way. Five per cent. interest, and no more, will be paid on the share capital. The balance, after providing for an addition to the reserve fund, will be divided as to 10 per cent. among the workers in the creamery as a bonus on their wages, and as to 90 per cent. among the suppliers of milk, to each in proportion to the milk supplied. This makes it the interest of all concerned to do their utmost to ensure the success of the undertaking.

The other financial and working arrangements of this and the other creameries are simply told in the following extract from one of the leaflets we distribute among farmers in dairying districts:—

“ A creamery costs a good deal—perhaps £700 to
 “ £1,000. This sum is subscribed in £1 shares, and it is
 “ easy to raise this large sum if everybody concerned
 “ takes as many shares as he can afford. Farmers
 “ generally take a share for every cow, but there is no
 “ fixed rule, the main object being to admit everyone
 “ who has a cow. These shares are paid up by four
 “ instalments of five shillings each, and interest is paid
 “ on them at the rate of 5 per cent. or a shilling in the
 “ pound. The first instalment is always paid in cash, so
 “ is generally the second, the other two may be paid by
 “ the farmer in milk. This will be explained further on.

“The Co-operative Creamery—as it is called—is
 “owned and managed entirely by the farmers who have
 “taken shares. They are called ‘the members.’ They
 “elect a committee to manage the business, the com-
 “mittee being formed of the best men in the society.
 “Every member has a vote in the election of the com-
 “mittee—the man with one share having the same
 “voting power as a man with two hundred. This
 “committee appoints the manager, the dairymaid, and
 “all the other hands employed in the creamery. It
 “meets every month, or oftener, to examine the accounts,
 “and to fix the prices for milk.

“The farmers send in their milk, in the summer,
 “night and morning; in the spring and autumn, once a
 “day; and in the winter, every alternate day. It is
 “quickly run through the ‘separators’ which take out
 “all the cream. When the milk comes in it is measured;
 “then a sample is taken to be tested. All milk is not
 “equally productive, so it would be unfair to pay the
 “same price for poor as for rich milk. There are testing
 “machines now used in all the Co-operative Creameries
 “which show exactly how much butter each supplier’s
 “milk will yield, and he is paid accordingly. This gives
 “fair play all round, and the man who neglects or starves
 “his cows, who keeps them till they are too old, or who
 “puts water in his milk or skims some of the cream off,
 “is punished by getting a low price, while the man who
 “is honest, and who treats his cows well, gets the full
 “value of his produce.”

There is only one other point in connection with the
 figures of this typical creamery which I need refer to.
 The average price realised for milk by the suppliers was
 3·76*d.* per gallon (the separated milk and butter milk
 being returned free of charge), and the price realised by

the Society for butter was 10·26*d.* per pound. Now these and similar figures have often been taken hold of to illustrate the small economic value of co-operation in dairying. These prices are placed alongside of those with which the ordinary English consumer is familiar, and of course the discrepancy is startling. The fact, however, remains that, bad as these prices are, they are a great improvement upon those obtained by the farmers who make their butter by the old methods at home. All that we claim for co-operation is that it enables them to increase the quantity and improve the quality of their output. Our farmers estimate the gain from co-operative dairying to work out at 20 per cent. added to the value of each cow.

The price realised is the best wholesale price obtainable; but of course if you have to sell butter at a little over 10*d.* a pound, and it takes two and a half gallons of milk to make a pound of butter, it is obvious that you cannot afford to make butter if you can sell your milk in a big town and avoid being slaughtered by middle profits and bad debts.

Since I wrote the foregoing, the Homestead article, from which I have already quoted, has come to hand. I must extract the following comment upon the balance sheets and auditors' reports above referred to:

"The actual financial results of these societies, the profits and the savings they have put into the pockets of the farmers, are a factor of enormous importance; in the eyes of many they are perhaps the main thing. But we confess ourselves that it is the educational effect of all this movement which strikes us most. Valuable as the money results have been they do not represent a tithe of the value to Ireland of what has been done. The future of our country and our race is

“ having a rich investment made for it. Every additional
 “ pound the Irish farmer is taught to produce or to save
 “ by these new methods of transacting his business is
 “ but the symbol of immeasurable wealth in character
 “ and industrial capacity which accrues to him, and
 “ eventually, through him, will accrue to the nation
 “ at large. The Irish farmer is, in short, being trans-
 “ formed into ‘ the economic man ’ of the economists—
 “ the only quality in which he, or the farmer of any
 “ nation, will be able to hold his own in the fierce
 “ world-struggle of modern competition.”

Other Forms of Agricultural Co-operation.

I have dwelt at length upon the dairying portion of our movement, not because it is a bit more important than the other branches, or because it is particularly suitable to England, but because I wished to try and give you a clear idea of how the movement was started. I must now rapidly survey the remaining field of Irish co-operative enterprise. In non-dairying districts societies are formed for the joint purchase of everything the farmer requires for his industry—seeds, manures, feeding stuffs, implements, machinery, in fact everything that he requires in agricultural production. The societies are branching out into the joint sale of live stock and agricultural produce, the improvement of live stock, the joint ownership and operation of costly machinery, and similar undertakings. The principles so successful in improving the dairying industry are about to be applied by societies for the better cultivation and preparation of flax, and quite recently a crisis in the bacon industry, very similar to the crisis in the dairy industry to which I have alluded, has induced bodies of

Irish farmers to form societies for the co-operative marketing of their pigs, and even for the manufacture of them into pork and bacon. In a fruit-growing district steps are being taken to organise a co-operative jam factory, which will I hope before long gladden the heart of the retired premier. More important than all in their social and educational, as well as in their economic effect, Co-operative Credit Associations on the lines of the Raiffeisen Banks, which have worked such wonders in Germany, have been proved to be practical and beneficial in three parishes, and are likely to be extended throughout Ireland. Some of my associates in the organising work are of opinion that in organising Agricultural Credit Societies in our country we should waive the principle of unlimited liability, which is at the root of the Raiffeisen system, and adopt the Luzzati system, which has been most successful in Italy. They advocate the raising of the necessary capital by the issue of shares with only a small portion paid up. I am inclined to think my friends are right. But the matter is still under discussion. Some ten or twelve such societies are about to be formed in county Wexford with the primary object of financing their members' purchases of agricultural requirements.

Numerical Strength of Irish Movement.

The number of societies exercising these various functions is exactly 50, and their membership over 8,000. These are, of course, in addition to the 58 dairying societies, with their 10 auxiliaries and 7,000 members, already enumerated. The dairying societies are mostly in the province of Munster, and the mixed societies are scattered throughout Ireland. The trade of these latter is at present small and tentative; but its

rapid extension is assured by the success which has hitherto attended their transactions.

A Sensational Success.

In some cases the success was almost sensational. In 1895 five societies clubbed together in a district where a good deal of artificial manure was used. They bought £14,000 worth for their members. They calculated that the amount purchased in the usual manner from the local traders would have cost over £19,000, and they told me that the saving of over £5,000 was a small consideration compared with the fact that they now knew, for the first time in their lives, what they were getting for their money. In Ireland the legislative provisions for analysis are practically a dead letter as far as the individual farmers are concerned. Co-operation has enabled them, at a nominal cost to the individual, to protect themselves to the full. It is worthy of notice that this, and some smaller transactions, have had the effect of reducing the price of manures throughout the country by some 25 per cent., a total saving to the Irish farmer of at least £100,000. As a matter of fact the prices of chemical manures have reached the lowest figure on record. Both in the quality and price of seeds, implements and other farming requirements, the same process is at work. The Irish farmer is rapidly discovering that failure to combine for the reduction of middle profits upon everything he requires for the prosecution of his industry is one of the main causes of the high cost of agricultural production at home as compared with that of his foreign rivals.

Federation for Trade Purposes.

I have so far dealt with purely local organisations. In the instance I have just quoted you will notice that there was joint action between societies, which proved very successful. This federation of societies for trading purposes has grown to considerable proportions. The movement contains two co-operative societies, the members of which are not individuals but local societies. The one is composed of dairying societies, and is called the Irish Co-operative Agency Society. The other is a federation of co-operative agricultural societies, and is called the Irish Co-operative Agricultural Agency. They are both managed by committees elected by the delegates of the member-societies, and their prime object is to jointly buy farming requirements, and to jointly sell produce and live-stock. It is obvious that federation of this kind can give the farmers the advantage of larger dealings than small local societies can compass. The Agency Society deals mainly with dairy produce, and has been in existence several years. Its sales of butter and eggs—the former commodity being, of course, the chief item—were in

1893	...	...	£45,574
1894	...	...	£64,857
1895	...	...	£75,922
1896	...	...	£110,726.

The Agricultural Agency was only recently organised, but it is already doing good work in the purchase of seeds and manures.

Growth of the Movement.

I have now given you a rough sketch of the actual work of the societies. The movement is growing rapidly,

as will be seen by the following table showing the number of societies, with the total membership, in each year since the work of organisation began. The exact number of members cannot be given as they are always changing.

	No. of Societies registered.	No. of Members.	
1889	1	50	
1890	1	50	
1891	17	850	
1892	25	1,050	
1893	30	1,250	
1894	33	1,650	
1895	67	3,800	To March 31
1896	110	10,100	" "
1897	140	14,500	" "
			(Estimated).

To these figures might be added some 45 societies in various stages of organisation, with a probable membership of about 4,500.

The Irish Agricultural Organisation Society.—Its origin, modus operandi, and difficulties.

The work of promotion and organisation, which, as I have already stated, was for the first five years carried on by a few individuals, has since 1894 been undertaken by a philanthropic society called the Irish Agricultural Organisation Society, over which I have the honour to preside. On the committee of this body may be found men of all political parties. The function of this society is purely advisory; in no case is money given or responsibility undertaken. Nevertheless the work it does is necessarily costly. Some of us are in a position

to give our services gratuitously, but there are not nearly enough volunteers to cope with the work to be done. It is necessary to maintain a staff of paid organisers as well. When a body of farmers have grasped the advantages of combination it does not follow that any practical step will be taken until they have been thoroughly instructed in the principles and details of the constitution which must be adopted, and the procedure which must be observed in order that the responsibilities and the profits of the business may be so equitably distributed as to secure a combined effort for the common good. Otherwise the association will be neither effective nor permanent. It is no use sending a one-horse prophet to teach such a lesson as this. Consequently our organisers must be men of peculiar qualifications. We have the men ready for the work, if we could only pay them. Applications are coming from all parts of Ireland from parishes where farmers want to join the movement, and we are powerless to keep pace with the demand. Our assured income from the contributions of our supporters is only £1,200 a year, and what with the maintenance of our office, deluged with correspondence, and the payment of the salaries and travelling expenses of our small organising staff, we find ourselves stranded for want of funds. It is only owing to the genius for organisation of Mr. R. A. Anderson, our Secretary, that we have been able to do the work I have described.

The Irish Homestead.

We are trying to organise through a newspaper we have started called *The Irish Homestead*; but while this means of education is invaluable to the societies already

started, it is no substitute for the personal attention required at the first stage or organisation. Its usefulness as an educator only begins when it circulates among the members of a society already organised.

How The Surveyors' Institution might help.

Now that The Surveyors' Institution have taken the cream of the Irish land agents under their wing, I am in hopes that the landed interest will be induced to support a movement which is so obviously for the benefit of the receivers as well as the payers of rent. It is tantalising to feel that nothing but lack of funds prevents us from establishing in Ireland a system of agricultural organisation equal to that of the most advanced and enlightened farming populations of the world.

The Central Body of the Future.

The founders of the Irish Agricultural Organisation Society proposed that its operations should not be continued beyond a period of five years. They intended that the societies which they brought into existence, and which they anticipated would by that time be thick upon the ground throughout the length and breadth of the island, should organise for themselves a central association—a sort of farmers' Parliament—composed of delegates from the local societies. Such a body would be truly representative of the agricultural interests of the country as a whole, and would be able to speak effectively to the Government in their behalf. They would be able to confront the carrying companies with an organisation more powerful than their own. But do not imagine we are merely generating political agitation.

The men elected to legislate for our co-operation movement may be trusted to act wisely, and, as it will be a condition of affiliation that societies shall obey their own laws, there is every reason to expect moderation in all their public actions. I am confident that, while co-operative organisation will command the attention of the State, it will keep the people's demands within the limits of what is reasonable, because it leads them to rely mainly upon self-help. In any case we shall all agree that farming interests ought to be strongly represented in the counsels of the nation. And I hope it will also be conceded that this cannot be effected until they have been first organised for non-political purposes.

The original programme, by which the philanthropic body was to disappear in five years, has been slightly modified. It is now to remain, but is to change its constitution. We are inviting the societies to affiliate with the parent body as subscribing members, and gradually to obtain a controlling influence in its management. The societies are entering into the spirit of the proposal with intelligence and zeal. Thus the Irish Agricultural Organisation Society will become, in other hands than ours, the new body we originally intended to promote.

The Educational Side of the Movement.

There is one other side to this new movement, the importance of which it is impossible to overestimate, namely, the educational side. I have shown how economic advantage has been made the foundation, and I believe it to be the only sure foundation, of permanent organisation. I hold very strongly that organisation is also a condition precedent to any marked improvement

in the industrial methods and habits of an agricultural community. With the individual farmer little progress can be made in this respect. But, once the farmers are associated together for business purposes, we find that the association becomes as enterprising, as eager for information and instruction, as the unorganised individuals of whom it is composed were formerly apathetic and unprogressive. We are expecting from the Government a liberal provision for technical education in agriculture, dissemination of information, practical experiments, and so forth. But these auxiliaries are in our opinion of little value until the people have been prepared to receive them, and turn them to the best account by the discipline of associated local effort.

Application to England.

I now leave Ireland and pass to the question of agricultural co-operation in England, upon whose agricultural requirements and conditions, I must at once admit, I am not competent to speak. You will understand that any opinions or suggestions to which I may give expression are only intended to form a basis for discussion by the eminently qualified gentlemen I have the honour to address.

Why not applied before.

At the International Co-operative Congress held in London in 1895, being asked to give an address on agricultural co-operation in Ireland, and wishing to interest an audience mainly English, I prefaced my paper with the following opinion, which I have since had no reason to change:—

“It is a strange anomaly that though England is a country where co-operation has entered the homes and brightened the lives of millions, yet agriculture, which in spite of the terrible depression is still our greatest industry, has been practically left outside the co-operative pale. The reason is simply this. Our co-operative prophets do not understand farming. And farmers do not understand co-operation. The teachers and the taught do not meet on common ground. Country life does not lend itself naturally to industrial combination, which belongs rather to municipal life. Where combined action becomes necessary to the economy of the farmer, the task of inculcating its principles and its discipline—the task, that is to say, of organisation—is extremely difficult, but the task must be faced unless England is to see ruin and desolation pervading that nobly simple rural life which has ever been her glory and her pride.”

Alleged Difficulties.

I have told you how this task has been faced in Ireland. The practical question to be discussed here to-night is—cannot it be undertaken in England? I have put this question to many friends who are thoroughly familiar with rural conditions in this country. They nearly all tell me that the attempt would be fruitless, some of them citing instances of meetings which failed to produce any result. But none of them seem to be aware of the immense difficulty which attends the initial stages of introducing new methods amongst the most conservative classes of society. I recollect how in the first years of our work in Ireland, when, I should say, not one in twenty meetings led to any practical result,

our friends told us that the business proposals we were putting before the farmers might conceivably succeed in England, but were altogether inapplicable to Ireland. It amuses me to find that now, when we have succeeded, the same critics point out that success in Ireland does not at all imply a similar result from similar work in England.

National Characteristics.

Now I do not profess an intimate acquaintance with the English farming class. I have examined a few specimens from the point of view of an organiser, in order to ascertain the difference between the English and the Irish farmer, and the conclusion I have arrived at is that it might be more difficult to instil new ideas into the mind of the former, but that once you got them there it would take a surgical operation to get them out again. If you were allowed to re-visit the earth, you would probably find them in his children's children to the third and fourth generation. Now this is an invaluable quality with which my countrymen are not usually credited. The fact that, when once thoroughly organised, they do adhere to their enterprise, is a wonderful testimony to the virtue of co-operation.

The Force of Example.

Furthermore, as in Ireland, so in England, you would find that, when you had succeeded in a few typical districts, the difficulties of organising farmers in other districts would be incomparably less. But so great are the initial difficulties, so thick is the ice that has to be broken, that the situation seems to me to call for

an English Organisation Society with the men and the money to do the work.

*Dissimilar Conditions require Different Treatment ;
but same Principles apply.*

I do not overlook the fact that conditions in England and Ireland are in many respects dissimilar, but this only involves a slightly different treatment of the two cases. The conditions of none of the rural communities abroad to which our investigations extended were altogether analogous to rural conditions in Ireland. Nor, while the principles of agricultural co-operation were the same, did we find any rigid uniformity in their application. To my mind it is a grotesque hypothesis that in England alone, of all the countries of Europe, the agricultural industry has nothing to gain by a practice which has commended itself to the intelligence of those engaged in every other avocation, and even to the farmers of the most progressive countries which are competing in her markets.

*Various Purposes of Agricultural Co-operation in
England.*

(1) *Joint Purchase.*

Let us, then, run through a few of the purposes to which, as we have seen, co-operation in agriculture can be advantageously applied. Firstly there is the cheapening of agricultural production by the acquisition, at the lowest price and of the best quality, of whatever the farmer requires for his industry. Now this has already

been accomplished by farmers' clubs and associations in England, in some cases for many years and with marked success. But the greater number of these bodies do not purchase for their members, while some only conduct shows, and others are merely social in their character. Of very few can it be said that they are truly co-operative in the sense that the members take an active interest in the management. Nor is there any trade federation between them such as I have described as existing in Ireland. Broadly speaking, the English farmer has not learned to combine for the acquisition of the raw material and implements of agricultural production. Until he takes this elementary step in the direction of self-help, he need not look elsewhere for assistance in his struggle with his continental rivals.

Trade Opposition to Co-operation.

I may here mention one of the difficulties with which the advocates of agricultural co-operation have to reckon. If you organise farmers' societies in England you will no doubt arouse the opposition of powerful trade organisations. Your action will be characterised as an attempt to enrich agriculture at the expense of trade—to rob Peter to pay Paul. This is a total fallacy. Your answer is that if the farmers' associations do not make money they will dissolve immediately and cease to trouble. If they do make money the farmers will raise their standard of comfort, will become larger and more varied consumers, and more punctual in their payments. In Denmark we find the traders of the towns providing some of the capital for farmers' societies, and testifying to the enormous benefit which trade derives from a system

which increases, not only the resources, but also requirements of their rural customers. Of course in any economic revolution some individuals must suffer. But there will be a distinct addition to the country's wealth, the chief gainers being the home producer, and the chief loser his foreign competitor.

(2) *Co-operative Production.*

Coming to the less simple means by which co-operation may cheapen production, I have no doubt in my own mind that the manufacture of butter, cheese, and other milk products, of bacon, ham, and the numerous subsidiary products of the pig, of jam and preserves, and many other industries closely allied to farming, might be successfully undertaken by associations of farmers, and made to supplement the vanishing profits of agriculture. To discuss the details of these various projects would be quite out of place now, even if I were an expert in any of them, which I am not.

Several friends have told me there is no spirit of enterprise left in the English farmers. They will listen to proposals for ventures of the kind indicated, pass resolutions in their favour, promise to support them if successfully launched by a philanthropic landlord, but will not subscribe to the required capital or take part in the management, and still less entrust the management to their fellows. This only expresses the difficulty we have overcome in Ireland and which you can overcome in England.

A Human Problem.

After all the problem I am dealing with is mainly

a human problem. It is upon the man, and not the scheme, that the work has to be done. In Ireland, we do not undertake to give technical advice. We only show bodies of farmers how, if they were business men, they would go about getting the information they require. We fire them with a zeal to be business men, and, sure enough, the leopard changes his spots.

(3) *Co-operative Distribution, Difficulty of.*

Quite as important to the farmer as the cheapening of agricultural production is the cheapening of agricultural distribution. I admit that the problem of bringing the producer and consumer nearer together is a more difficult one for the farmer to solve than the improvement of the productive end of his business. For, in the one case, the work is chiefly round the farmer's own home, and within his own reach, knowledge, and control. In the other he is extending his operations into the world of commerce, with which he has no familiarity, and in which he has everything to learn. Moreover, under modern conditions, marketing must be done on a large scale if it is to be done economically. You must have the control of a large and continuous supply. This means that the distributing organisation must extend over a wide area. I need not add that the larger the area the more firmly established must be the organisation.

The Irish Method.

For these reasons we in Ireland are moving cautiously in this part of our programme. We have an excellent

object lesson in the successful marketing of butter and eggs, and some other products. It is significant that several of our societies, whose members deal in "store cattle," have often said to me, "If only the English farmers were organised, what business we might do with them." But before we launch out into all-round distribution of live stock and agricultural produce, we are anxious to strengthen the bonds by which the members of the societies are held together, and by which the societies are federated together. In my ranching days I learnt from the proverbial wisdom of my cowboys, which generally made up in practical sense what it lacked in elegance of expression, not to bite off more than I could chew. I give the same advice to the young societies in Ireland. But if you were to hear the delegates whom the societies elect to attend the annual conferences in Dublin debating these and other questions of importance to the movement, I do not think you would have any more doubt than I have as to the capacity of the leaders of the co-operating farmers in Ireland to save for themselves some portion at least of the middle profits, which are now represented in the appalling discrepancy between the price which the consumer pays and the price which the farmer receives.

The Winchilsea Scheme.

It will be seen that our method of procedure in Ireland as regards distribution differs materially from that which Lord Winchilsea has inaugurated in England. One of our philanthropic principles is that you must never give an Irishman anything or do anything for him; and it is only when he is a very raw recruit that

he makes any such demand upon us. If we were to establish markets for our farmers' produce we should only obtain his custom on condition that we gave him as much—he would probably require more before he would break with his existing connections—as he could get elsewhere. Hence we should have to rely on the patriotism of the existing middlemen not to tap our supply during our early struggles with a new enterprise. Nor could this situation be changed until the farmers themselves had, not only a share in the profits and risks of the distributive project, but also a representation on the managing body. In every move we make in Ireland we insist upon beginning at the very bottom, and if I were to suggest to my colleagues the Winchilsea plan, I should be told that I was proposing to put the roof on my edifice before I had even dug the foundations.

In England, however, all this may be different. The indomitable energy, resourcefulness, and devotion to the service of the farming classes which Lord Winchilsea has always displayed entitle his opinions to the greatest respect. I see he is organising societies to supply Winchilsea House, and no doubt he will help them to find a market. But whether, failing any responsibility for a control of the distribution of their produce, any great step will be made towards the co-operative distribution of agricultural produce, remains to be seen.

Of course you will understand that I am criticising Lord Winchilsea's scheme from one point of view, namely, its relation to agricultural co-operation. Quite apart from this it has a world of merit. It is a bold and patriotic attempt to popularise British produce in the British market, and every farmer in your country

and in mine wishes that his lordship may long be spared as one of the truest of the farmers' friends.

(4) *Freight and Carriage.*

The influence of agricultural co-operation on railway rates is twofold. Without co-operation there can be no bulking or regularising of consignments, which are the two main factors in the cheap carriage of foreign imports. Nor can farmers hope to deal with the railways, either directly or through the Board of Trade, until they speak as an organised body. I repeat that local co-operation, followed by federation of societies and working up to a National Council, is the only sequence by which farming industry can ever obtain an influence commensurate with its share in the production of the national wealth.

(5) *Co-operative Credit.*

I shall not do more than mention the question of agricultural finance, as it would take too long to discuss it. That co-operation is at the bottom of all sound schemes for getting cheap money for the farmers abroad is now well-known. But the failure of the Agricultural Banks Association (founded and maintained by that excellent agricultural economist, Mr. R. A. Yerburgh, M.P. for Chester) to obtain funds for the working out of its remedy for agricultural depression is a lamentable indication of the apathy with which agricultural co-operation in its highest forms is regarded by those who ought to be glad to seek any port in such a storm.

Conclusion—Opportunity for Action by The Surveyors' Institution.

I have now completed my task. It remains only to submit the case I have tried to make to this most competent tribunal. I suppose that I am an enthusiast, and that my judgment must be discounted accordingly. As regards Ireland I know I am right. For I have friends there who when I suggest any scheme based on the principles I have laid down always make it work out. Whether my belief that the same principles apply to England is correct, there is no body of men more capable to judge than the members of The Surveyors' Institution. Indeed, if to-night, after a thorough discussion, you decide that the farmers ought to adopt agricultural co-operation, men will be found to follow where you lead.

Let me therefore, in conclusion, add one weighty consideration to those I have already urged. A few weeks ago I was in New York, and I was asked to tell the story of agricultural co-operation in Ireland to "The Association for the Improvement of the Condition of the Poor." The philanthropic activities of this association, whose membership, by the way, is influential in the best sense, were chiefly engaged in grappling with the problem of the depletion of the rural districts in their State and the increasing congestion in its towns. Their funds and energies were being expended in trying to find employment in the towns for men quite unaccustomed to urban life. They had come to the conclusion that the best way to go to the root of the evil was to try and make rural life more profitable and more attractive. To these hard-headed business men co-operation seemed to offer not only the desired economic, but also the social benefits as

well. I never felt so proud of Ireland before. But if you, who in your own country are face to face with the same problem in an aggravated form, to-night come to the same conclusion, I shall be prouder still.

I have during the last two years had the great advantage of meeting some of the leading members of The Surveyors' Institution, and I have been deeply impressed with the broad spirit which animates this honourable association. It is composed, I am told, mainly of land agents. But it is not the interest of any one class, but the interest of the community as a whole which is its first concern. I take it that there is a general acceptance of the proposition that agricultural co-operation is one of the most important remedies for agricultural depression. But it is put aside because the remedy is not popular and is difficult to administer. I am confident that it only needs devotion, knowledge, tact, and ability to overcome these difficulties. The Surveyors' Institution possesses all these qualities, and could inaugurate this needful economic reform. I can imagine no better way of strengthening its influence and adding to its prestige than by rendering this great service to the English farming classes. And, if you see your way to extend your active support to the new movement which has made such a gallant struggle in your newly acquired territory, I am sure the decision will add to the mutual advantages of the Irish connection.

Mr. J. W. FAIR (Fellow) said he had the greatest pleasure in proposing a vote of thanks to Mr. Plunkett for his very excellent and useful Paper.

On carefully reading an advance proof sent to him a few days ago, it struck him that he had never seen a

more practical Paper on the question of co-operation. He hoped to see it reproduced in many of the newspapers in his own locality, where some considerable interest was taken in matters of the kind, and he was sure if this were done it would have a very good effect. He had no idea that farmers' co-operation had taken such deep root and expanded so widely as appeared to be the case in Ireland, and it seemed to him marvellous that within nine years the membership of associations of that kind had increased from 50 to 14,500.

He quite agreed with the reader of the Paper that the co-operation of farmers was a very difficult matter to start. Mr. Plunkett was quite right in stating that farmers had a certain amount of distrust of each other and of themselves. Having the charge of eight large estates in the north of England, he had, from time to time, to deal with a considerable number of farmers, and he found that they were very difficult to move in that respect. Although this system had succeeded so well in Ireland, he was afraid farmers in England would be rather slow in understanding it.

He happened to be a member of the largest County Council in England, namely, that of Lancashire, where there had been started a County Council farm. They thought they were doing pretty well. There was a farm for teaching dairying, and lecturers were sent all over the county; but after three or four years' experience it was found that the scheme was making very little headway indeed among the middle-aged and elderly farmers. He believed much could be done to help the younger men by the system already established, and no doubt if the principles of co-operation could be laid before them and explained to them, and they could be made to realise

that it was really good, a great deal might be expected in that direction.

He might mention his own experience (in connection with an estate of which he had charge) ten years ago. As stated by Mr. Plunkett, farmers would listen to proposals for ventures of the kind indicated, pass resolutions in their favour and promise to support them if successfully launched by a philanthropic landlord, but would not subscribe the required capital. In this particular instance, the owner of the estate attempted to start a co-operative creamery, which he promised to build at his own expense. He proposed to leave the management of it to the farmers, and agreed that if it were a failure he would bear the brunt, and that if it proved successful it should then be handed over to the farmers themselves on favourable terms, to work it for themselves. The only condition he made was that the milk of 400 cows should be guaranteed, but although the estate was a large one he could not get the promise of even 200 cows, and so the project fell through.

He believed there were in existence several very successful co-operative societies of the kind, and one of the best he had seen or heard of was Lord Ripon's, at Studley, in Yorkshire, which he believed was worked on exactly the same principles as Mr. Plunkett had mentioned. Every farmer was supposed to subscribe for a £1 share for each cow, but not, as in Ireland, to pay an instalment of 5s. to begin with and 5s. afterwards, but only 2s. 6d. or 5s. per share. The rest was advanced by the Bank. That association had been in operation, he believed, for four years, and had made an annul profit, and had set aside £50 each year towards repaying the Bank advance.

On an estate of which he had charge in Lancashire,

belonging to Lady Henry Bentinck, a creamery was now being started; at first the shares were not taken up, but now the tenants were beginning to see the advantage of such a scheme, and it seemed likely to be very successful. In connection with the dairy, it was proposed to have a bacon factory, and to establish kindred industries, and also to have a warehouse for seeds and other farming requisites. There was no doubt that if such a plan could be carried out it would have a very very useful effect generally. Farmers were always slow to move, but if once the system could be established, and farmers believed they were deriving benefit from it, there would be no doubt whatever of its ultimate success.

Mr. R. H. REW (Associate) said he rose with great diffidence to second the vote of thanks, because, though he might, perhaps, be allowed to speak on behalf of one or two Agricultural Associations with which he was connected, he was afraid his claim to speak for The Surveyors' Institution was but a very slight one. At the same time he felt very glad to have an opportunity of expressing his entire concurrence with what had been said by the last speaker as to the great value of the Paper.

Perhaps it would not surprise Mr. Plunkett if he ventured, as an official, to enter a gentle protest against the omission of the body with which he was connected (the Central Chamber of Agriculture) from the Paper. Various subjects were dealt with by that body on behalf of the agricultural interest, such as, for instance, that of railway rates, and he ventured to claim that the Central Chamber had done something in the farmers' interest with regard to this and some other important subjects.

In his position as secretary to the Central Chamber

it was his fortune to have had brought before him from time to time many schemes for the proposed salvation of British agriculture, embodying many excellent ideas; but so far as his experience went there was none which had made serious progress or had ever become practically useful. He believed the reason why they had all failed was that they had been wanting in what the movement in Ireland so eminently possessed; they had hitherto lacked the guiding and ruling spirit behind, or rather at the head of them—in point of fact there had not arisen a Mr. Plunkett in England.

But reference had been made to the attempt now being made in this country by Lord Winchilsea, who, he ventured to think, had been the first to take up the subject as a practical measure. The principles which he adopted might be open to criticism, and differed somewhat from those adopted in Ireland, as Mr. Plunkett had pointed out, but at any rate they formed the first practical attempt on this side of St. George's Channel to grapple with the question. The principle of forming local associations had been, and was now, part of the scheme that Lord Winchilsea had put into operation. There was already one at Sleaford and another at Midsomer Norton, and there was also a local agency in Devonshire. In addition to that there were two other associations, one at Devizes and one at Ipswich, in the course of formation; and he might mention that at Devizes, where a meeting of farmers was held last week, the necessary capital of £900 was subscribed in the room, and it was decided to have a creamery in working order by the 31st March.

He thought if an association of farmers in a Wiltshire town was capable of starting such an enterprise

with so much business promptitude, it was, to say the least, very hopeful that the system would succeed.

There always seemed to his mind one essential difference between Ireland and England. He spoke without professing to understand the conditions of Ireland, but he believed that in Ireland, in most localities, the farms of a district were not, as a rule, so diverse in size as were ours. In England they would often range in the same district from, perhaps, 1,000 acres (worked with £10,000 capital) to 30 acres or 40 acres. How was it possible to establish a community of interest between men whose positions in every respect were so entirely diverse? That seemed to him to be one of the difficulties in this country. Of course a district of small holdings might here and there be found, in which those conditions did not obtain, as he thought they did in any typical district on this side of St. George's Channel.

He ventured to offer a mild protest against the statement that there was no spirit of enterprise left in the English farmer. He thought that, in face of the terrible time the English farmer had gone through, many men had shown an extraordinary spirit of enterprise and endurance such as could not be met with in many other countries of the world.

The Right Hon. Lord MONTEAGLE, K.P. (Visitor) said he did not think he could add anything to Mr. Plunkett's ample statement of what was being done in Ireland; but one or two points had arisen in the course of the discussion upon which he should like to make some observations.

There was one passage in the paper which had, he

thought, a most important bearing on the question whether the remedies which were so beneficial in Ireland were applicable to the state of things in England. The author said: "Broadly speaking, the English farmer has
 "not learned to combine for the acquisition of the raw
 "material and implements of agricultural production.
 "Until he takes this elementary step in the direction
 "of self-help, he need not look elsewhere for assistance
 "in his struggle with his continental rivals."

It occurred to him, on reading that passage, and on listening to some of the remarks of previous speakers, that the very independence of the English farmer's character might, perhaps, stand in his way and prove an obstacle to his undertaking those new methods. What made him think so was that when the movement dealt with in Mr. Plunkett's Paper was first organised in the south-west of Ireland, in the dairy district of Munster, it was naturally with a view to extending the system to other districts of the country, and especially to the great province of the north, Ulster, where the business capacity of the people was so well known and indeed so remarkable. The promoters of the movement were somewhat dismayed at one time to find how difficult it was to get farmers to look at their proposals at all, and they were told by friends, who sympathised with and thoroughly appreciated the advantages of the principles advocated, that the Ulster farmer was so sure of being able to manage his own affairs that it was useless to advise him how to improve his position; he knew his own business and thought he could do it better than anybody else.

But a remarkable change had come over the Ulster farmers in this respect during the last year or two; in fact he was not sure that it was not entirely within the

last year that the province of Ulster had been converted to the principles which he and his colleagues advocated; but when once the idea took hold in Ulster, and the farmers began seriously to consider the matter, it was extraordinary how practically they took it up. He remembered Mr Plunkett saying, while the scheme was in its early stages, that when once the hard-headed farmers of Ulster understood the principle and saw its advantage, the scheme would spread like wild-fire. That prophecy had already begun to be fulfilled, and although at first the Ulster farmers were inclined to think they could not learn anything from the south of Ireland, they had found, by experience, that there was really something in it; and he believed that when English farmers found time to go into the details of the matter carefully, they would appreciate the soundness of the principles on which the scheme was founded, and that when once they had put their hand to the plough there would be no looking back.

The last speaker had referred to the great diversity of size of the farms in England as a possible obstacle to the adoption of such a scheme as Mr. Plunkett advocated. It might perhaps cheer him, and those of the members who shared his doubts, to know that the same disparity existed in his own district, where the movement originated, the first two creameries established being, he thought, on his property, and the first meeting being held in his own dining-room. In that dairy district of Munster the difference in the size of farms was very considerable. They ranged, reckoning by cows, from one cow up to 100 cows, or, say, from two or three acres up to about 300 acres.

It had proved that in other districts also the farmers—great and small—found it to their advantage to join such co-operative associations and dairy societies, which

were, he thought, in different ways equally valuable to the small and to the large farmer. The small farmer got an enormous advantage in quality. He might be able, by careful attention to his animals and by individual care, to produce, as was frequently the case on small holdings, a much higher quality of milk, and thus get a better price for his milk than the large man could get, but the great difficulty with the small man was that he could not in the ordinary way keep his butter of uniform quality. That difficulty would be overcome by the system of co-operative creameries. But the large farmer in these days, when emigration was going on at such a terrible rate in Ireland, and wages were consequently rising so rapidly, gained considerably in economy of manufacture. A large association of farmers could make good butter regularly, having every facility for doing so, and could therefore command a steady market, as Mr. Plunkett had pointed out. And, besides this, co-operation could be carried a step further by societies becoming federated for the purpose of sale, which was an advantage to all the members, large and small societies being linked together.

He was sanguine enough to believe that the experiment tried with so much success in Ireland might prove to be equally applicable to England, and that Ireland might have the credit of initiating a movement which was bound to spread, and which would place the dairy farmers of the United Kingdom on a level with, if not above, their foreign competitors.

MR. H. O. ARNOLD-FORSTER M.P. (Visitor) said, that as Mr. Plunkett had been good enough to send him, in

advance, a proof of his able paper, which together with a number of other communications on the subject he had studied with great care, he did not feel quite so strange to the subject matter of the discussion as, being in no sense an agriculturist, he might have expected to find himself. In the few remarks he proposed to address to the meeting, he wished to make members present feel, as he himself was compelled to feel, what a really living and practical thing this scheme of Mr. Plunkett's was. He had been for some years very closely connected with both the north and the south of Ireland, and was, therefore, in a position to appreciate some of the difficulties which had been met and overcome, and it was almost impossible to explain to anyone not acquainted with those difficulties the surprise one felt at the extraordinary success of the movement. The matter had been discussed on the present occasion as a theoretical one—as a thing to be begun on certain principles—but it must not be forgotten that it had not only already been begun, but had successfully withstood the test of about the most difficult trial that could ever await the fortunes of a new enterprise. There would no doubt be difficulties in England, but the difficulties in Ireland, or the most essential ones, had been from the outset much greater than were likely to arise in England.

There was not in Ireland the same unanimity of purpose between classes as existed here, nor was there the same wealth of capital on which to depend, but yet in the face of those disadvantages the scheme had grown among the peasantry in the north and south of Ireland in a way that was simply astonishing. He did not pretend for a moment to be a specialist with regard to agricultural matters. His constituency was not an

agricultural constituency, and his pursuits were not those of agriculture. But he had been afforded some practical insight into the working of co-operation in connection with his own business—that of printing and publishing. That trade had been obliged to fight the battle of railway rates, and he had been in the thick of the fight from beginning to end, before the last Commission which dealt with the subject. One conclusion forced itself on his mind—and it was very appropriate to the present discussion—unless and until some system of co-operation in the matter of regular supply to the carrying service was established, it would be impossible to get any effective reduction of railway rates. It was constantly, and truly, pointed out that the railway companies carried, and were compelled to carry, foreign produce at lower rates than home produce, but this fact depended on another, viz., that foreign produce was supplied to railway companies in large quantities and with a regularity which had no parallel in the case of home consignments. That was an important item in the advantages secured by Mr. Plunkett's scheme.

It had been demonstrated in the Paper that this system of co-operation had met with great success wherever it had been adopted, and that the people had, largely by its means, been educated up to a pitch which enabled them to appreciate its value. The greatest success had been in Denmark, and there, not only the children, but the grown-up people were being taught its principles. The great value of Mr. Plunkett's work lay in the fact that, while adhering to theory and principle, he had at the same time not lost sight of the practical side of the question. He was not so fortunate

as to know many of the members present at the meeting, but he hoped there might be among them someone who would feel himself qualified to undertake the task of putting the argument into such a simple form, that its first principles might be taught in the technical schools, and indeed to any who were willing to learn. Until that was done he thought there was but a faint hope of success. But if the plan were as valuable for England as it had proved itself for Ireland, there was no body of men more eminently qualified to insure its adoption on right lines than the members of The Surveyors' Institution.

He noticed that Mr. Plunkett mentioned one matter which might seem at first sight outside the question, but which was not really so. He referred to the decimal system, by which it was proposed that the accounts of these agricultural combinations should be kept. That might seem a small matter; but viewing it as he did from the point of view of a member of the Chamber of Commerce of London, and in his own trade coming into contact with the wall of prejudice and difficulty which arose from the persistent refusal to adopt that system, which prevailed in almost every civilised and even in almost every uncivilised country in the world, he attached very great weight to what might seem to some minds an unimportant point. The Paper clearly showed the value of paying attention to small percentages on results, and he hoped would impress upon members of the Institution the advisability of adopting in all trade matters some metrical system which would enable our prices and weights and measures to be understood by the foreigner, and would thereby remove one of the great obstacles to the extension of our foreign trade.

He wanted, if he left no other impression on the

minds of those to whom he spoke, to convince them that this project was a practical live thing, a thing which had succeeded in Ireland and, *a fortiori*, ought to succeed in England.

The Right Hon. LORD ADDINGTON (Hon. Member) said the real value of such an organisation as was proposed, was that it secured better prices and fewer intermediate profits in the case of farm produce. Without that result, organisation would fail in its chief ends. The great difficulty to all engaged in dairy farming on a small scale during the last twenty years was competition with the large producer, or with a combination of producers. He had asked a prominent provision merchant in London why he did not supply Buckinghamshire and Devonshire butter, and he had been answered, "If I sell butter in London at all I must have at least a ton a week, without variation in either quality or price." Nothing but a combination of producers could meet such a demand.

He had the honour to be Chairman of the Central Dairy Farmers' Association, the members of which, although they had not yet gone as far as Mr. Plunkett's association in Ireland, had still banded themselves together in trying to arrange for the distribution of their dairy produce in London at a profit to themselves.

At the present prices of cheese and butter, it paid farmers better to sell their milk than to make either the one or the other, and if Mr. Plunkett could show by the example of his creameries in Ireland that the system was advantageous, and if, still better, he could send over some of his useful and clever organisers to teach English farmers the way to combine advantageously, there were

many who would be very glad to follow the example of the Irish farmers and start co-operative creameries all over the dairy portions of Great Britain.

But there was one great difficulty to be overcome, even to a certain extent in Ireland. He had read in the excellent Report by Mr. Anderson, the Secretary of Irish Commission, that the farmer got more per gallon for good milk than for thin milk; but in England the London consumer would not pay more for rich milk than for poor milk. Some years ago he used to be supplied by a West End dairyman with specially good milk in a sealed can at 5*d.* per quart, but after 15 years the tradesman found himself obliged to come down to 4*d.* on account of the enormous competition which existed.

He believed that half the difficulties in the dairy trade were due, in the first place, to the enormous oversupply at certain times, and, secondly, to the fact that consumers were not prepared to give a higher price for a better quality. The remedy seemed to be that the Government should fix some standard for milk. But, in fairness, this must be fixed so low as not to hurt the poorest cow on the poorest grass, and there was therefore little hope in that direction, and, failing that, the solution seemed to be in the direction which Mr. Plunkett had indicated.

Captain H. L. SAUNDERS (Visitor) said that, as a small landed proprietor in Ireland, the question under discussion was one in which he felt very great interest. He agreed with Mr. Plunkett as to the value of his system, but he was afraid that in some localities co-

operative creameries could not be successfully carried out. As a matter of fact the Irish farmers did not, in making their butter, sufficiently study the requirements of the London market, which after all was their most profitable one. They put too much salt in their butter, and it was for this reason that they had been supplanted by the foreigner. He was sure Lord Monteagle would confirm his statement.

He could give one instance to prove his argument. He had himself sent to a tenant, in county Kerry, the necessary scales and weights, together with samples of the boxes used by the French producers. The tenant, following his instructions, had made his butter up into rolls of two pounds each, nine or ten of which could be delivered in London for 1s. 1*d.*, and he had realised, clear of all charges, 1s. 2*d.* a pound for butter which in his own neighbourhood would only fetch 8*d.* or 9*d.* at the most. In one year this tenant, whose rent was £50, received £90 for butter supplied to a large club.

Captain LOFTUS BRYAN (Visitor) said he had some considerable experience of the benefits to be derived from co-operation, especially with regard to the provision of farmers' requisites. He was, until quite recently, secretary of what was now the largest co-operative agricultural society in Ireland, and on his recent retirement from the secretaryship he had been honoured by their conferring upon him the presidency of the society. The number of directions in which the condition of the farmer could be improved by co-operation were practically illimitable.

A previous speaker had said that in Ireland farms

did not differ so much in size as in England. In his own district, county Wexford, he could only say that the sizes of farms corresponded very nearly to what Mr. Rew described as being the limits in England. There were some farms of 1,500 statute acres (the Irish acre being larger than the English; 1,000 acres in Ireland were equal to about 1,700 English acres), and there were many small farms. They were all properly managed and properly manured, and all requisites were paid for at fair rates. Co-operation had certainly obtained a firm footing among these men in Wexford, who had been called "the Englishmen of Ireland," because most of them were descended from the original followers of Strongbow.

He could only hope that, for their own sake, the farmers in England would adopt some plan of general co-operation, which he felt sure would be as successful in their case as it had proved to be in his own country.

Mr. H. W. WOLFF (Visitor) said that he agreed very thoroughly with Mr. Plunkett in the matter dealt with in his Paper, and was pleased to hear the good account of the admirable work he was doing in Ireland. It was impossible to study the subject and to see how the system had thriven and helped the small farmers of Germany, Italy, and different parts of France, Belgium, and Holland, without appreciating the value of co-operation, and feeling that if this agency could be brought into action in our own country agriculture would derive immense benefit from it. It was somewhat strange that we, who had begun co-operating in agriculture before

our foreign friends, had lagged so miserably behind in this application of co-operation. He remembered, when co-operative supply was first introduced into this country, writing a letter to an official agricultural paper in Germany recommending resort to some such system there. There were at that time several agricultural supply associations established among ourselves, one in Lincolnshire, he believed, and in Lancashire and Cornwall and Devonshire, and indeed in various parts of the country. They had not succeeded in so marked a degree as had Mr. Plunkett's associations, but by their means farmers got their seeds and manure of better quality and their implements were very much cheaper. Meanwhile the foreigners had gone so far ahead of us that we were now almost out of the race altogether, and foreign associations were multiplying so fast that every few months made a difference. Only that day he had heard that the German co-operative associations were proposing to send dairy produce as far as the Transvaal. Germany was full of co-operative creameries and dairies.

They manufactured not only ordinary cheese, but every fashionable variety, such as Camembert, Gruyere, Brie, and others, which realised good prices.

In Denmark, co-operation was the main source of success in competition with us. When the Danes were defeated in 1864, they set to work with a will to see how they could better the state of the country as a whole, and they decided to accomplish it by co-operation and by the technical education which, as Mr. Plunkett said, was the most important feature in co-operation on intelligent lines. Some of our farmers laid the flattering unction to their soul that the foreigners would get tired of competition. He had a newspaper

controversy some time ago with a writer, who said that foreign competitors were making a loss on their operations and could not long keep them up; but a few weeks later he met a large German owner of pasture land, who assured him that, so far from getting tired of it, the farmers were determined to stick to it, and that as soon as he returned to his property in Holstein he should start fresh co-operative societies there, as by their means he was enabled to get the best price for butter and other products in the best market, with the certainty of being able to dispose of all he could produce.

As a reason why co-operation had not spread in England as it had in Ireland, Mr. Rew very truly mentioned the want of a propelling power like Mr. Plunkett and his committee.

The diversity in the size of farms, he thought, should rather be a help than an hindrance. Communistic co-operation was not what was wanted. If the co-operators had misunderstood the requirements of farming, the farmers had equally misunderstood the principles of co-operation.

One advantage which Mr. Plunkett possessed was that it was much easier to get a new wrinkle into an Irishman's skin than into an Englishman's. Some years ago an Agricultural Improvement Society was started in Sussex to teach the use of chemical manures. On visiting one or two of the experimental stations, some of the then leading farmers in the district confessed that it was hopeless to expect them to learn at their age about phosphates and nitrogen and such things. They knew what mangel manure was and what wheat, and there their knowledge ended. So long as there was

that spirit to contend with co-operation was out of the question.

About the same time a leading landlord in East Sussex, a very much respected peer, started a co-operative dairy, but, he was afraid, on wrong lines. He meant exceedingly well, but the dairy did not answer. Some fourteen years ago he tried himself to start an Agricultural Supply Association in East Sussex. Everybody approved of the plan, but nobody joined the association. He asked a farmer the cause of this, and was told that the farmers were all financially in the hands of their dealers. That set him to inquire more closely into co-operative banks. In Germany there were no co-operative supply associations 25 years ago. The banks had come on the scene, and were now assisting agriculture with credit to the extent of 20 or 30 millions sterling. That had laid a solid foundation for the agricultural progress which had been so marked during the last few years. Mr. Plunkett's brilliant success in Ireland could not but help the British farmer to appreciate the advantage of combined action.

The success of such a movement depended entirely on how it was taken in hand. Mr. Plunkett had gone to work in the right way, and it was no wonder that his scheme had thriven. He had judiciously advanced step by step, and had proved that, in such matters, the more difficult of attainment the end might be, the more necessary it was to advance towards it cautiously, first making quite sure that the advance was in the right direction.

The Right Hon. HORACE PLUNKETT, M.P., in reply

desired, in the first place, to thank the members for the extraordinary patience with which they had listened for almost an hour to a Paper on a subject which could not be very lively at best. Although he felt that the time was perhaps unduly long, the subject was such a large one that he had found it very difficult to compress it into a Paper to be read and discussed at a single sitting.

He would only reply very briefly to the very generous criticisms on his Paper. There were a few matters of detail which need not occupy any time. A good deal had, as he expected, been said as to the difficulty of making creameries pay in England at the present price of butter. As he pointed out in his Paper, creameries could not pay where there was a large demand for milk in adjacent towns, which was obviously a more profitable trade than the making of butter could ever be. Of course, where there was a very special market and competition was limited, a high price could be got for butter. These dairies sometimes showed a surprising result in their balance sheets, but it was generally found that these had been started at the most profitable time of the year, when the price of milk was high and the price of butter was low. It was found that where they commenced to work in, say, July, and worked on till November, and thus got the best of the year for grass butter, which realised a very good average price, the half-year's working showed profits which it could not be expected would be maintained. But, apart from mere details, he was anxious to impress upon the members of the Institution that there was no contention that co-operative dairies were the beginning and end of agricultural co-operation. He had devoted so much of his Paper to that branch because he thought it was better to follow one

experiment through all its details, and apply the principle, by analogy, to other branches. For whatever the varying circumstances might be the principle was the same.

As he had explained, the system was started in the dairy districts of Ireland, and did not originate in Ulster. It was felt that if it succeeded in the south of Ireland it would be still more sure of success in the north, but, on the other hand, success in the north would not ensure success in the south. Anybody who knew Ireland would appreciate the truth of this.

So it was determined to commence operations in perhaps the most difficult part of Ireland, socially, politically, and financially, and to deal first with a highly technical industry. If that experiment could be made a success, it would be comparatively easy to carry out other forms of agricultural co-operation on the same lines.

Several previous speakers had pointed out the difficulty of bringing the larger farmers into the combination, he supposed on the ground that they did not so much feel the necessity for co-operation, as they were in a big enough way to do business to advantage without it. It had proved one of the chief difficulties in Ireland to get the large farmers to take the risk of associating themselves with men of much smaller business experience and probably of less intelligence. But that was simply and solely a matter of working. If one kept on trying to show every class the advantages of combination, it would be found that the labour expended would not be lost.

The great fact which he and his fellow workers relied upon was, that however faulty these various enterprises

in Ireland might be—and some were certainly very raw and crude—they did succeed. Out of all the societies which had been started there was only one failure. A creamery was established in one of the very best districts. The first year it did splendidly and made a large profit. But the managing committee of that creamery was aboutequally composed of Parnellites and anti-Parnellites, and one day at a committee meeting a member started a discussion as to who ought to be the leader of the Irish race at home and abroad. This important question was discussed at successive meetings for a period of one year. At the end of that time they were no nearer a solution of the question under discussion, but they had lost £800. That was the one solitary instance of failure. In every other case they had succeeded, although reverses had been met with which must, unless they were determined to make co-operation succeed, have been positive disasters. In every case they had stuck to the ship, and stuck to it until it rode safely into port, and he was perfectly certain that exactly the same experience would be realised in England.

Some of the speakers, including Mr. Arnold Forster, had dwelt upon the enormous importance of education. In Ireland it was always admitted that education was by far the most important factor. A member of the Recess Committee, when investigating the extraordinary progress of the rural communities in Denmark, said one day to an intelligent farmer, "You must have a marvellous system of technical education in this country." The farmer said, "Oh, it isn't technical education, it's the humanities." That was his grandiloquent way of saying that it was the splendid foundation in primary and secondary education in their country which enabled

them, as they said, to technically educate themselves. But the reason he put organisation first in the programme was that without organisation there was no demand for education, and no means of putting education to the best uses. When the State provided facilities and there existed some local organisation, then the State could go to that organisation and get it to initiate and contribute to and to manage any technical education scheme. The State would only have to give it a subvention and to some extent supervise it. But, as he said in his Paper, he believed the only way in which the problem of agricultural distress could be dealt with in England was just the way in which it was being dealt with in Ireland, by an Organisation with men specially qualified to teach economic doctrines. He thought that if the work begun in Ireland could be completed and proved to be successful, it would be such an object lesson to English farmers that they would take it up heartily, and a demand for organisation and organisers would be created. It was for this reason that he had been anxious to bring the matter before The Surveyors Institution, whose influence was now so extensive in Ireland.

He was sorry to say that the landlords of Ireland had not yet really understood the work, and had not supported it as they would have done if they had known how much it was for their own as well as their tenants' interests. If the principle were thoroughly understood, he was sure that agricultural co-operation ought to be a special branch of the education of every land agent.

He was much obliged to the meeting for having listened to him so long and so patiently, and he thanked

the members most sincerely for the very warm and cordial reception they had given him.

The vote of thanks having been put and carried unanimously, the meeting then adjourned.

FRUIT-GROWING AS AN AUXILIARY TO AGRICULTURE.

BY CECIL H. HOOPER, FELLOW.

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, on Monday, March 22nd, 1897.*

DANIEL WATNEY (President) in the Chair.

One of the results of the long period of depression from which British farmers have been suffering is that they are compelled to seek for crops that will yield a fair profit and be less influenced by foreign competition than ordinary farm produce; this is indicated by recent agricultural returns, which show an increase in the cultivation of fruit and of market gardens, including flowers, vegetables, and glass-houses.

According to an article in *The Times* of November 23rd last, there are in Great Britain 218,642 acres of orchard (*i.e.*, arable or grass land which is also used for fruit trees of any kind) and 88,912 acres of market gardens, showing an average yearly increase of 3,000 acres in orchards since 1892, and of 3,400 acres in market gardens.

Fruit and flowers are now bought in far larger quantities in proportion to the population than formerly, so that with improved means of distribution the production of popular fruits and flowers of good quality does not seem likely to be overdone; also, owing to the low price of sugar, an enormous quantity of jam is produced for home and export trade.

At the present time the counties with the largest

orchard areas are, Devon (27,000 acres), Hereford, Somerset, Kent, Worcester, and Gloucester. Those with most market gardens are Kent (which has considerably the largest area, 13,000 acres), Middlesex, Bedford, Worcester, and Essex.

In some parts of the country these systems of cultivation have long been established as profitable industries, but recently they have been started in many new districts, and in general very successfully, because the grower is able to supply neighbouring provincial towns which previously could only get supplies from London and other large markets. Many towns and districts, however, still remain very ill supplied with fruit, and that at a price almost prohibitive to the working classes.

Before commencing fruit-growing on a farm it is necessary to consider various points in connection with the work to be undertaken. I propose to deal with the more important of these under the following heads, viz.:—I. Locality; II. Soil; III. Capital; IV. Land Tenure; V. Orchard and Field Cultivation of Fruit, Vegetables, Flowers, and Glass-houses on Farms; VI. Conveyance, Disposal, and Sale of Fruit; VII. Prospects.

I. Locality.

Climate determines what fruits can be grown. In the southern counties we have all the hardy fruits: passing through the midlands, nuts, pears, and cherries decrease (except the Morello and May Duke, which grow well as far north as Edinburgh); in the north of England apples and plums become more scarce, and in the south and south-west, which are the mildest parts of Scotland,

strawberries, raspberries, gooseberries and currants thrive well.

Damp valleys should be avoided, owing to the increased liability of injury to the blossoms by late spring frosts; plantations exposed to the strong south-west wind should be sheltered, as the wind loosens the root-hold of the young trees and causes much fruit to fall. Damson and bullace trees are frequently used to form wind breaks, and the Canadian poplar has been successfully employed at Toddington, on Lord Sudeley's fruit farm, as it is a quick grower and its branches can be intertwined, but its roots are liable to clog up neighbouring drain pipes.

If land is undulating, that which slopes towards the east, south, or west is preferred to north, as it receives more sunlight. As a rule, early fruit, especially from a forward district, gives the best return, though in some cases the latest fruits fetch good prices.

Access to markets is one of the most important considerations; perishable fruits, such as strawberries and raspberries, should be in the market within twelve hours from the picking. They arrive in best condition when sent by road, in which case the farm must be within 20 miles of their destination. If sent by rail, it should be within about three miles of a station, from which the fruit sent off in the afternoon of one day is delivered in market by four or five o'clock the next morning. Raspberries are, however, very frequently sent in tubs to the salesmen or direct to the jam factories, in which case they will bear more shaking and a longer time in travelling than when packed in gallon baskets for dessert. Black and red currants, cherries, ripe gooseberries, plums, and pears also need special care, though they are not so perishable as strawberries; but for nuts, apples and unripe pears,

plums and gooseberries, length of time and distance from market or station are of much less importance, provided they are sound and well packed.

Thus the kinds of fruits grown are governed by distance from market and cost of transit, the more valuable fruits bearing the heavier charges. If a factory is to be erected on the farm, or exists in the neighbourhood, for jam-making and bottling, varieties of fruit may be grown to suit it, and thus be independent of the market.

It is of advantage to be near a town, waterside wharf, or railway station, in order to supply the farm with manure, or glass-houses with coal or coke, as also to get empty baskets, &c., in which to pack the fruit. When the fruit is sent to market by road the vans bring back the "empties." The supply and class of local labour has to be considered in a new district, as fruit-growing employs more labour than agriculture. Work is fairly regular throughout the year, with hoeing in spring and summer, and planting, pruning, manuring, digging, and making cuttings in autumn and winter. The work is interesting and encourages skill, and, judging from the fruit-growing districts of Kent, men earn higher wages in it than those engaged in agriculture in other localities. It may, however, be sometimes necessary to import men used to the work, where it is a new industry, in order to show how it should be done. During fruit-picking (as the pay is fairly good and it is pleasant work), the women, boys, and girls of the neighbourhood come and pick, and school authorities would do well to fix the holidays for this time; if still more pickers are needed, men, women and children gladly come from the towns and cities, and are lodged in sheds and barns.

Before leaving the subject of locality, I would mention

that in planting one should, where possible, be guided to some extent by the varieties of fruit that already thrive well in the district; for this purpose good gardens in the neighbourhood should be studied, and landowners might advantageously make trial plots for testing different sorts and varieties of fruits, as has been recently done in a most liberal manner by the Duke of Bedford at Woburn, and on a somewhat smaller scale by the Derbyshire County Council and the Horticultural College at Swanley.

II. *Soil.*

Soil is to a certain extent under the control of the farmer, and land that is worth cultivating at all is generally found suitable for fruit, provided it is either naturally or artificially drained. Where there is too much water, the trees and bushes grow badly and become covered with moss and lichens. Occasionally, however, one variety of fruit (gooseberry for example) may thrive well in one field and not in an adjoining one although apparently growing under similar conditions.

Apples thrive on most soils, but especially well over sandstone. Pears, plums, and cherries generally do well where there is plenty of lime in the soil, though plums and damsons will thrive even in heavy clay. Raspberries thrive on light soil containing plenty of vegetable matter, but both raspberries and strawberries are liable to suffer from drought. Gooseberries and currants thrive on most soils, and black currants appear to prefer moist land, and will stand shade better than any fruit.

III. *Capital.*

Fruit-growing requires a larger working capital than ordinary agriculture. If £10 per acre is needed for

agricultural land, probably £15 to £20 will be required for fully-grown fruit trees and bushes on arable land.

For new land more capital is necessary, first to plant the land, secondly to maintain it till it yields sufficient to pay expenses. This latter point is one of great importance, as while in ordinary farming one gets payment during each year for what is grown, in the case of newly-planted fruit trees and bushes one has to wait a considerable time before a profitable return commences. In order to obtain an early return it is a good plan to plant strawberries between the trees and bushes.

Strawberries and raspberries are the crops that first become remunerative, the former in their second year after planting, the latter in their third. Gooseberries and black and red currants require five or six years before they yield satisfactorily. Plums, nuts, apples, cherries, and pears need longer still; for some of them as much as ten years are required before they can be called profitable. Hence it is necessary to have capital to meet the expenses of rent, labour, manure, taxes, rates, &c., until the crops return a profit; and it is therefore not advisable to plant too large an area at one time unless there is ample capital. Lastly, the advice of an expert should be obtained and the plan well thought out before commencing, in order that there may not be unnecessary loss and disappointment.

The Board of Agriculture sanctions loans for fruit-tree planting, and also for the erection of preserving factories in connection therewith, such objects being held to be within the meaning of "agricultural improvements," as sanctioned by the Land Improvement Companies' Acts of Parliament. For this object a large sum of money has already been sanctioned and granted.

The rate for loans, to repay principal and interest

in 25 years, is £6 4s. 0d. per cent. or $3\frac{3}{4}$ per cent. for interest alone per annum.

The cost of preparing land for fruit-planting depends on the amount of working, cleaning, and manuring that has to be done.

The land before planting should be well cleaned of couch-grass and thistles, well worked, and, for most fruits, well manured; it may also require to be fenced; and, if hares and rabbits are numerous, the trees will require to be dressed with some mixture objectionable to these animals, or wire netting will need to be placed either round the plantation or round each tree, as the bark of apple and sometimes plum trees is likely to be eaten, especially during snow.

Where manure is easily obtained, land intended for strawberries, raspberries, or bush fruits is in many cases heavily manured with about 40 tons per acre of stable or cow manure, at a cost of about £13. Many fruit-growers do not manure the land before planting fruit trees, but afterwards top-dress the soil over the roots.

The working may consist of once ploughing, say 7 inches deep, steam cultivating twice over crossways, 18 inches deep, and twice harrowing, costing about £2 per acre; or, if the soil is good, ploughing 12 inches deep, followed by harrowing; or more shallow ploughing may be followed by a heavy horse hoe or subsoil plough, costing about 25s.

If trenching is undertaken, Mr. Thomas Rivers of Sawbridgeworth informs me that to move the land 24 inches deep, digging with a wide trench and leaving the top spit uppermost, costs him on his land, which is over a strong clay, as much as £12 per acre; but the growth of the fruit trees is more vigorous, and the fruit finer.

and more abundant than when planted on land less deeply worked.

The following table gives the approximate cost of plants and labour in planting; the figures are based on current prices paid to fruit farmers and wholesale nursery-men for gooseberries and currants of two years growth from the cuttings; and the trees of two years from grafting or budding:—

THE COST OF PLANTS AND PLANTING PER ACRE.

(Exclusive of Preparation of Land).

Strawberries 30 to 36 inches by 15 to 18 inches	- -	£5 to £4
Raspberries $4\frac{1}{2}$ to 5 feet by $1\frac{1}{2}$ to 2 feet	- - - -	£10 to £8
Black and Red Currants 5 to 6 feet apart	- - -	£9 to £6
Gooseberries $4\frac{1}{2}$ to 6 feet apart	- - - -	£14 to £10
Bush Apples or Pears 9 or 10 feet apart	- - - -	£36 to £30
Standard Cherry and Apple Trees 30 feet apart with stakes	- - - - - - - -	£8
If on grass where the trees have to be protected from sheep, cattle, or horses, wooden triangular tree-guards will cost an additional		
	- - - - -	£7
The annual cost per acre of manuring, cultivating, picking, carriage, sale, rent, &c., of Strawberries, Raspberries, Currants, and Gooseberries, when mature is about		
	-	£16 to £25

IV. *Land Tenure.*

Freehold land is undoubtedly best for fruit plantations or the erection of glass-houses if the owner has ample capital to stock and work them till they become profitable; otherwise a large amount of capital is locked up which cannot readily be got at, and might lead to severe loss or even bankruptcy.

The co-operation of landlord and tenant is next best, provided an equitable arrangement is made that compensation shall be given to the tenant for whatever value he has added to the freehold. This is in many

cases agreed to by liberally-minded landlords, but many landlords are unable from pecuniary circumstances to enter into such an arrangement; they have in most cases, however, the power to grant long leases, which is the best alternative.

The terms of agreement between landlord and tenant are of the greatest importance in fruit-growing. Some landlords pay for standard and half-standard fruit trees, the tenant planting and maintaining them. Bush fruits are seldom provided or paid for by the landlord, although I think they might be with advantage.

Some landlords agree to repay the cost of trees and bushes planted by the tenant, with the expense of planting, whenever the tenant quits, irrespective of their age.

In one case it was agreed that for newly-planted fruit trees the tenant should receive, on quitting, compensation equal to the cost of planting, rent, rates, and interest from the time of planting up to three years, but not after. It is considered that for a tenant to plant standard trees without compensation he should have a 30 years' lease.

A land agent who has considerable experience in fruit farm leases gives his opinion of an equitable arrangement as follows :

“ When a landlord is not in a position to provide
 “ trees for a tenant at the commencement of his tenancy,
 “ the best working arrangement is to grant the tenant
 “ a long lease (not less than 21 years) at a moderate rent,
 “ and to bind him (the tenant) to plant, and leave in
 “ good order at the end of his lease, a certain acreage of
 “ standard fruit trees without payment ; thus, on a farm
 “ of about 400 acres, a tenant bound himself to plant and
 “ leave at least 50 acres of standards at the end of a 21
 “ years' lease without any payment whatever.

“ Perhaps the next best plan is for the landlord to
 “ allow the tenant the actual cost of trees and labour in
 “ planting, limiting the tenant to a certain acreage each
 “ year, and allowing him to deduct these costs from his
 “ rent each year, as the planting proceeds.”

In the case of glass-houses it is certainly best for the owner of the glass-houses also to own the land, as a house 100 feet by 14 feet, with brick walls and heating complete, costs about £1 per foot run, though somewhat less where there are several adjoining. The houses last 15 or more years when kept painted externally, say, once in three years. In case of a tenancy it is sometimes agreed that the tenant can, on quitting, remove the houses, leaving the ground level, &c., in the same state as when he entered.

The law forbids the removal of fruit trees (either standard or dwarf) when once planted; gooseberry and currant bushes, raspberries and strawberries may be taken up by a tenant on quitting.

The Agricultural Holdings Act, 1883, has helped to encourage fruit-growing by enabling the tenant to claim compensation on leaving if the landlord has given his written consent to fruit-tree-planting. The claim on quitting is generally made out by a professional valuer, as for other tenant rights.

No “ Extraordinary tithe ” may be placed on land newly planted with fruit since the Act of 1888, but land planted previously still pays it.

The Market Gardener's Compensation Act, 1895 (which came into operation in January, 1896) should give greater confidence and encouragement in planting fruit trees, bushes, &c., though it is in some cases doubtful whether it affects existing leases, and in every farm lease the fact must be recognised that part of the

farm at least is used for market gardening, in order to ensure compensation under this Act. In this Act the term "market garden" means "a holding, or that part of a holding, which is cultivated wholly or mainly for the purpose of the trade or business of market gardening."

"Where after the commencement of this Act it is agreed in writing that a holding shall be let or treated as a market garden, the tenant has the right to claim compensation for the following improvements: Planting of (1) Fruit bushes permanently set out, (2) Standards or other fruit trees permanently set out, (3) Strawberry plants, (4) Asparagus and other vegetable crops, (5) Erection or enlargement of buildings for the purpose of the trade or business of a market gardener."

This differs from the Agricultural Holdings Act of 1883 where (in Part III.) the words "with the consent of his landlord" are omitted.

"It is lawful for the tenant to remove all fruit trees and fruit bushes planted by him on the holding, and not permanently set out; but if the tenant does not remove such trees and bushes before the termination of his tenancy, he is not entitled to any compensation in respect thereof."

With reference to contracts in current tenancies at the commencement of this Act it says:—

"Where a holding is in use (or cultivation) as market garden with the knowledge of the landlord, and the tenant thereof has then executed thereon without having received previously to the execution thereof any written notice of dissent by the landlord, any of the improvements in respect of which a right of compensation or removal is given to the tenant by this Act

“ then the provisions of this Act shall apply in respect
 “ of such holding as if it had been agreed in writing
 “ after the commencement of this Act that the holding
 “ should be let or treated as a market garden.”

V. Orchards and Field Cultivation of Fruit.

A large proportion of the apples in the West of England and of the cherries in Kent are grown over grass grazed by sheep, cattle, and horses; for the latter animals, the trees need to be a height of 6 or $6\frac{1}{2}$ feet up to the branching point, to prevent their being eaten. The trees are planted 24 to 30 feet apart, and should be carefully protected and pruned when young, after which their maintenance costs but little. In the district around Faversham and Sittingbourne it is a common practice to plant cherries and apples in hop gardens, as they grow fastest where the land is cultivated and kept free from weeds; after six or seven years the hops are grubbed and the land is sown with grass seeds.

In Worcestershire, pears, and to some extent plums, as well as apples and cherries, are grown successfully over grass. In order to protect young trees from sheep or rabbits rather stout wire netting 12 inches wide, cut off in lengths of 30 to 36 inches, is used, and placed round the trees as a collar and fastened to the stake by staples.

In Kent, the apples, plums, and pears are chiefly grown on cultivated land, often with black currants or gooseberries between, and for the first few years with strawberries between these; in these cultivated plantations the trees are generally half standards, *i.e.* branching at about 3 feet high, planted at distances varying from $16\frac{1}{2}$ to 24 feet.

Another system of growing apples, plums, cherries, and pears is as dwarf (bush and pyramid) trees; these branch at about 1 foot from the ground, the apples being mostly grafted or budded on the broad-leaved Paradise stock, the pears on the quince, and Morello cherries on the Mahaleb, the plums being on the same stocks as for standards; in this form the trees are planted 9 to 12 feet apart, and nearer still if alternate trees are to be removed after a few years. These dwarf trees come into bearing sooner than standards; bush fruit, strawberries, etc., may be grown between them for some years.

Cob and filbert nuts are chiefly grown in the neighbourhood of Maidstone, over the Kentish rag stone; there are a few plantations around Swanley. Many plantations are between 50 and 100 years old. In the former district they are being planted in hop gardens, which are fast decreasing. Shelter from the cold east winds of spring is of great importance. The nut bushes are kept cup-shaped and about 6 feet high; they are usually planted 12 to 15 feet apart, often growing in the same plantations with apple, plum, and bush fruits; to keep them in good bearing order, and of proper shape requires careful pruning. Woollen rags and shoddy are dug in as manure. The crop is very variable in quantity. The Kent Cob (*i.e.* Lambert's Filbert) is the variety most grown.

Gooseberries and currants are largely grown in the open fields alone, the distance apart varying from $4\frac{1}{2}$ to 6 feet, depending on soil and variety; these plantations are kept hoed in summer, and pruned, manured, and dug in winter.

Raspberries for field cultivation are planted in rows $4\frac{1}{2}$ to 5 feet apart, and the plants 18 inches to 2 feet apart in the row. In order to avoid the expense of

tying and staking, the canes are shortened to a height of $2\frac{1}{2}$ to 3 feet, which gives them sufficient strength to stand upright without support. The cultivation consists in horse and hand hoeing, and digging by spade or ploughing in the winter, and, between autumn and spring, the canes that have borne fruit and the new canes that are not required, are cut out, leaving about five of the strongest, which are headed back about the first week in March.

Strawberries are planted in rows 30 to 36 inches apart, the plants being 15 to 18 inches apart in the row. The runners are frequently cut off; the second and following years, when the plants are in bloom, the land is littered with barley straw or stable litter to prevent the fruit during rain being splashed by earth. The fruit picking for early morning train begins at 3 a.m. or soon after. After fruiting the straw is removed, and the cultivation consists of horse and hand hoeing, and during the winter the plantations are dug or, as is more general about November, an earthing plough is run up between each row. Strawberries are found to thrive specially well on land that has previously been woodland.

For plantations, owing to the cost of manuring with dung, artificial manures are now being largely employed. Soot is more particularly used on gooseberries about February, as it is unpleasant to birds and insects as well as being a manure. Slacked lime is thrown up among the branches of apple trees to rid them of moss and lichen, and their trunks are lime-washed for the same purpose and to destroy insects and their eggs.

Vegetables, Flowers, and Glass-houses on Farms.

In many districts vegetables and fruit are grown on

the same farm, some of the crops being occasionally grown in young fruit plantations, such as early potatoes between young raspberries; the vegetables are grown in quick succession between the farm crops, and in rotation with fruit; the chief crops grown are Brussels sprouts, cauliflowers, broccoli, potatoes, sprouting-broccoli, scarlet-runner beans and peas.

The flowers most frequently grown are wallflowers, daffodils, and violets, which are cultivated in the open and between fruit trees and bushes.

Glass-houses have been increasing rapidly during the last few years. These are in many cases worked in conjunction with the farm. This is to a certain extent an advantage, as it may be possible to use the labour of the farm in the glass-houses in wet weather. Plants, such as tomatoes, marrows, and lettuces, can also be started in heat and then planted out in the fields; while such crops as seakale and rhubarb, which are grown out in the fields, can be brought into the houses to be forced, and strawberry runners from the field can be used for stocking the houses to produce early strawberries. Some of the crops most commonly grown for market are tomatoes, cucumbers, strawberries, grapes, chrysanthemums, arum lilies, maiden-hair ferns and roses.

VI. *Conveyance, Disposal, and Sale of Fruit.*

In districts within 20 miles of London, the bulk of the fruit and market garden produce goes to market by van, because it arrives in better condition than when put on rail; the cost is also nearly always less (except in the case of potatoes), and the time of arrival in market is more certain than if delivered by the railway company.

English growers, in spite of the good work of the Board of Trade, suffer severely in competition with

foreign fruit, through many of the railway companies still giving the foreigner greater advantage in the way of faster trains and lower rates than they offer the farmers along their own line. This is felt as a great hardship by growers; and although such a policy may be profitable, it is at least unpatriotic, and to my mind shortsighted, as by so doing they create a hostile feeling among a large number of voters. It is to be hoped that the improvement in motor carriages and the introduction of light railways may aid both in themselves and by provoking competition.

The Great Eastern Railway has made a laudable experiment, which I am told is already found to be profitable. In order to facilitate the sending of small packages of farm and market garden produce direct to consumers, it has arranged to carry by passenger train and deliver within its suburban district a 20-pound package for 4*d.*, and 1*d.* additional for every 5 pounds up to 60 pounds, subject to the produce being packed in boxes of standard size. These are sold at all its stations in six sizes, the smallest being $10\frac{3}{4}$ inches long, $7\frac{1}{2}$ wide, and 3 inches deep, costing $1\frac{1}{2}$ *d.*, the largest $21\frac{3}{4}$ by 14 by 7, which costs 5*d.* These boxes must be secured by nails and not by cord; they are conveyed at owners' risk, the carriage being prepaid by parcels stamps.

The British farmer has to learn new methods of trade, and I consider it a highly commendable policy on the part of the directors to make this experiment, and thus show their sympathy with men who may in the near future prove very good supporters and sustainers.

The London Chatham and Dover Railway last year reduced its charges on small packages of farm and dairy produce; it now carries 24 pounds 50 miles for 6*d.*, or 200 for 1*s.* 3*d.*, also 7 pounds 200 miles for 6*d.*, and

for above 24 pounds the charges are proportionally less. This is a great benefit in allowing pecks, halves, and bushels of fruit to be sent to private customers for previously the cost of transport frequently equalled the value of the fruit.

The Great Eastern, the Midland, and the Great Northern Railways in the district of Outwell, which is about eight miles from Wisbech, each send vans to collect goods from the farms without extra cost in carriage; this is a very great advantage, especially to small growers, and if found to answer there the example might be followed in other localities and by other railway companies.

Lord Winchilsea is trying by co-operation to get the farmer to supply the consumer more directly through the British Produce Supply Association. This is also a praiseworthy although difficult task.

More provincial and suburban markets are really required, but part of the difficulty in their introduction arises from the fact that although local markets might be supplied from the market gardens and glass-houses in the districts, the greengrocers would not have so much choice as in the great London markets, and would not be so well able to obtain foreign produce such as oranges, bananas, lemons, salads, and the more costly luxuries.

In some parts—in Shropshire for instance—higglers fetch and buy the fruit (apples, plums, and damsons) from the grower. The fruit of orchards is often sold by auction while still on the trees or bushes. The cherries in Mid-Kent are largely sold in this way, but the more general way is to send fruit by van or rail to Covent Garden, the Borough, Spitalfields, and Stratford markets in London. In these markets some growers sell their own produce, but the bulk is sold by salesmen on commission. The large provincial markets of Manchester

Glasgow, Edinburgh, Leeds, Bradford, Birmingham, and Cardiff are supplied with fruit from Kent, Worcestershire, and other parts of the country. Salesmen usually supply baskets of various descriptions to growers, though many of the large growers have their own baskets. The usual commission is $7\frac{1}{2}$ to 10 per cent., or 3*d.* per peck, 4*d.* per half-bushel, 6*d.* per bushel. During the strawberry season the northern railway companies send special fruit trucks to convey the fruit from Kent to Manchester and elsewhere ; these are attached to the quick passenger trains. These distant markets are advantageous in distributing fruit while sound and fresh, and lessening the liability to gluts, with consequent waste and low prices.

Utilisation of Fruit to avoid Gluts, Waste, and loss.

Jam factories help to equalise supplies, as by making contracts with farmers for fruit the latter naturally fulfil their agreements at a time when it is abundant and the price is low.

In the case of over-supply, the fruit is sent to the factories from the markets, as also is a great deal of the fruit that is not quite good enough for dessert. This enables jam to be produced cheaply for the home demand and for exportation to all parts of the world.

However, farms that are able to send their fruit into market when the price is good may still with advantage have jam and bottling apparatus, in order to be able to preserve the fruit when prices are low. Probably £30 would purchase the necessary apparatus. Windfall apples may be used successfully to make jelly and there is little difficulty in making good jam from any of the fruits. Fruit bottling, provided it is well done, is very suitable to a fruit farm, but it requires more care ; it is suited to all fruits except strawberries.

Most growers send their apples and pears to market direct from the trees; if the keeping sorts were stored to a larger extent there would be less chance of over-supply, and the season would be prolonged.

Evaporating may be undertaken if the price of fair apples goes down to, say, 1s. or 1s. 6d. per bushel, or plums down to 2s. or 2s. 6d. per bushel. England can produce just as good apple rings as America or common prunes as France, but it is only when a glut occurs that it is worth while drying, for which purpose hop oasts may be utilised, or, for home use, the kitchen range. At the Royal Agricultural Society's Show at Leicester, in 1896, fruit evaporators of different sizes were shown at work. This autumn, at the Faversham Chrysanthemum Show, prizes were offered to farmers and other amateurs for evaporated and crystallised fruits; in the former class good apple rings, chips, prunes, and cherries were shown, also dried vegetables for soup, such as are used by regiments on active service and on board ship, consisting of carrots, turnips, onions, leeks, and celery, showing that we can produce them just as well as France and Germany. The crystallised fruits also shown by an amateur, consisting of cherries, green-gages, pears, and angelica were equal to those sent from France.

The Kent County Council has been making trials of refrigerating fruit in order to prolong its season.

Cider-making, for utilising windfalls and small apples of eating and cooking varieties, has been for the last two years successfully taken up by an association of farmers in the Swanley district, who employ a cider-maker from Somersetshire to make it for them. They have barrelled a large quantity, and find they can readily sell all they make, it being largely consumed in

the locality. In 1896, 10,000 gallons were made, selling at 1s. 3d. to 1s. 6d. per gallon, one bushel of apples making about three gallons. In 1895, an abundant apple year, the apples were bought at 6d. and 9d. a bushel.

VII. *Prospects.*

I. To the Landowner, fruit-planting is a means of improving the value of an estate, as land planted with fruit trees of the right sort and in good bearing frequently becomes, whether for sale or letting, worth double the value of adjoining agricultural land, such land being let at from £4 to even £10 per acre for a good plantation of top and bottom fruit in full bearing. There is an increasing demand for small farms planted with fruit trees; and a means is thereby offered of making land, otherwise difficult to let, valuable and attractive.

II. To the Tenant it is an additional source of income and now generally recognised, under favourable conditions, to be more profitable than ordinary farming.

When visiting America and Canada I found it usual for each farm to have about an acre of apple-orchard near the farmhouse, an example we might with advantage follow in this country.

As regards fruit-growing for Small Holdings, the cost of fruit cultivation, so much being manual labour, is unlike ordinary agriculture. It is little more per acre on a small area than on a large, and can therefore be commenced on a small scale and increased if successful; it is also adapted to allotments and cottage gardens, the wife and children being able to assist in the lighter work.

Some land that is too steep for ordinary farming operations, if good, might be used for fruit cultivation;

for example, strawberries would probably do well on railway banks having a southern aspect, whilst fruit trees may be trained against farm buildings, and I have seen a fence of red currant bushes.

Fruit blossoms afford much nectar for the bees; bee-keeping is an industry well suited to allotments and small holdings as well as to all fruit farms.

III. To the State it means increased investment of capital in the soil, the employment of more manual labour than agricultural crops require, also the large employment of women and children for fruit-picking, many of them coming from the great cities, and being thus beneficial in giving them employment in the fresh air.

Fruit-growing requires skilled labour for pruning and the men employed consequently earn good wages.

The work is nearly equalised throughout the year, pruning, manuring, and digging occupying the winter.

In the case of a farm I know, of 328 acres, whilst purely agricultural the average weekly cost of labour during winter used to be £5, now that there are 40 acres of fruit on it, besides vegetables, though still in the hands of the same family, the weekly wages paid are £22 during winter.

The consumption of fruit, now generally recognised as a wholesome food, is, with jam, increasing greatly with the wider distribution and reduction in price.

After considering the foregoing facts, it will be evident that fruit-growing can be safely recommended as a source of additional income to farmers living in suitable localities. I have added a series of Tables, giving approximate costs and returns of the various fruits, which I trust will supply valuable information on a subject which I venture to think is not only of local but of national importance.

In concluding, I must not omit to acknowledge my indebtedness to Mr. Charles Whitehead (Agricultural adviser to the Privy Council), Mr. George Smith, F.S.I., and to several land agents and fruit farmers for their kind assistance in the preparation of the Paper and Tables.

APPENDIX

GIVING INFORMATION AS TO THE COST OF PLANTING, CULTIVATION, AND DURATION OF FRUIT-PLANTS, WITH YIELDS PER ACRE.

PREPARATION OF LAND FOR FRUIT-PLANTING

Approximate Cost per Acre.

MANURING.

	£	s.	d.
40 tons stable or cow manure at 4s. 3d. per ton -	8	10	0
Cartage from station and depositing in heaps, at 2s. 4d. per ton - - - -	4	13	4
Spreading - - - - -	0	3	4
Total -	13	6	8

STEAM CULTIVATION.

	£	s.	d.
Ploughing - - - - -	0	15	0
Steam cultivation (by Grubber), twice over, cross ways, 18 inches deep - -	1	0	0
Coal - - - - -	0	2	0
Cartage of coal and water - - -	0	1	0
Harrowing 3 or 4 times - - -	0	5	0
Total -	2	3	0

TRENCHING.

With wide trench to allow the lower soil to be replaced in position with top soil over it costs £8 to £12.

SUBSOILING.

	£	s.	d.
Which consists in ploughing, say 7 inches deep (3 horses) - - - -	0	18	0
Followed by a subsoil plough or heavy horse hoe (2 horses), stirring the ground 5 inches deeper	0	12	0
Harrowing - - - -	0	3	0
Total -	1	13	0

CHERRY AND APPLE TREES ON PASTURE.

Cost per Acre of Planting and Protecting.

	£	s.	d.
48 five-year-old trees at 2s. 6d. (trees 30 feet apart) - - - -	6	0	0
Digging holes 4 feet by 4 feet, stirring 2 feet deep, at 4d. - - - -	0	16	0
Planting trees - - - -	0	5	0
48 stakes at 6s. per 100; straw and string, 1s. 6d.; staking, 3s. per 100 - - - -	0	5	0
48 triangular fences to keep cattle and horses from trees, 3s. each - - - -	7	4	0
Manuring each tree with half bushel of manure on surface of soil - - - -	0	10	0
Total -	15	0	0

BUSH APPLES WITH STRAWBERRIES.

Cost of Planting per Acre.

(Mostly on Broad-leaved Paradise Stock.)

	£	s.	d.
Manuring with 40 tons - - - -	13	6	8
Trenching and weeding - - - -	12	0	0
Setting out land - - - -	0	15	0
Digging holes and planting (9 feet apart) - -	2	2	0
538 apple bushes (2 and 3 years old) at £6 per 100 - - - -	32	5	7
Strawberry plants and planting, 36 inches by 18 inches in row - - - -	5	0	0
Total -	65	9	3

MORELLO BUSH CHERRIES OR HALF STANDARD PLUMS.

(Victoria and Rivers' Early Prolific.)

With Currants and Strawberries.—Cost of Planting per Acre.

	£	s.	d.
Ploughing, subsoiling, harrowing	-	-	1 13 0
Weeding	-	-	0 7 0
5 cwts. bone meal at 5s.	-	-	1 5 0
135 two-year-old trees at 135s. per 100, at 18 feet apart	-	-	9 2 3
1,075 black currants at 7s. 6d. per 100, at 6 feet apart	-	-	4 0 7
Planting trees and bushes	-	-	1 0 0
Strawberries planted between 36 inches by 18 inches	-	-	4 0 0
Total	-	-	<u>21 7 10</u>

RED AND BLACK CURRANTS AND GOOSEBERRIES.

*Cost per Acre of Planting and First Year's Cultivation of
Red Currants.*

	£	s.	d.
(Autumn) Manuring with 20 tons at 6s. 8d.	-	-	6 13 4
Ploughing, twice cultivating, 4 harrowings	-	-	2 3 0
Marking out for planting in 2 directions	-	-	0 4 0
(November) 1,743 red currant bushes at 6s. per 100	-	-	5 4 7
Digging holes 1 foot square at 5 feet apart, woman carrying bushes, man planting bushes, 1s. 8d. per 100 *	-	-	1 9 0
(April to September) Horse-hoeing four times at 3s.	-	-	0 12 0
Hand-hoeing four times at 5s.	-	-	1 0 0
(July) Picking half-bushel of fruit, rent, rates, taxes	-	-	2 10 0
Total	-	-	<u>19 15 11</u>

*Cost per Acre of Planting and First Year's Cultivation of
Black Currants.*

	£	s.	d.
Same manuring and cultivation as for red currants - - -	-	13	2 4
1,210 black currant bushes at 7s. 6d. per 100 -	-	4	10 9
Planting 6 feet by 6 feet * - -	-	1	4 3
Total	-	18	17 4

*Cost per Acre of Planting and First Year's Cultivation of
Gooseberries.*

	£	s.	d.
Same manuring and cultivation as for red currants - - -	-	13	2 4
1,743 gooseberry bushes at 14s. per 100 -	-	12	4 0
Planting 5 feet by 5 feet * - -	-	1	9 0
Total	-	26	15 4

* The distance at which to plant the bushes depends on the quality of the land and the variety. The above are distances at which the bushes are commonly planted in West Kent.

SECOND YEAR'S CULTIVATION OF BUSH FRUIT.

Cost per Acre.

	£	s.	d.
(November) Pruning bushes - -	-	0	3 0
Digging with fork - - £1 to	-	1	5 0
(April to October) Horse-hoeing five times at 3s. -	-	0	15 0
Hand-hoeing six times at 5s. - -	-	1	10 0
(June) Picking 6 half-bushels green gooseberries at 6d. - - -	-	0	3 0
Packing and splints, $\frac{1}{2}$ d. per half-bushel -	-	0	0 3
Carriage and sale (value say 15s.) - -	-	0	2 0
Rent, rates, taxes - - -	-	2	10 0
Total	-	6	8 3

ANNUAL CULTIVATION OF BUSH FRUITS (WHEN MATURE).

Red Currant.—Cost per Acre.

	£	s.	d.
(November) Pruning - - -	1	2	0
Clearing cuttings - - -	0	5	0
Each alternate year, 20 tons manure, with cartage, £6 11s. 8d.; wheeling on and spreading, 10s.;=			
£7 1s. 8d. Half cost - - -	3	10	10
Digging with fork - - -	1	0	0
(April to September) Hand-hoeing four times -	1	8	0
(August) Picking 2 tons of red currants at 6d. per 24 lbs. - - -	4	13	4
Packing 187 half-bushels at 2s. per 100 -	0	3	9
Carriage, 16s. per ton - - -	1	12	0
Sale expenses, 4d. per half-bushel - - -	3	2	4
Rent, rates, taxes - - -	2	10	0
COST -	19	7	3
RECEIPT, 2 tons red currants at £10 10s. -	21	0	0
PROFIT, less minor expenses, superintendence, interest on capital, share of cost of planting -	1	12	9

Black Currant.—Cost per Acre.

	£	s.	d.
Same manuring cultivation and rent as for red currants (except pruning, 18s.) - - -	9	11	10
Picking 1¼ tons of black currants at 8d. per 24lbs. -	3	17	10
Expenses of packing, carriage, and sale at similar rates to those for red currants - - -	3	1	4
COST -	16	11	0
RECEIPT, 1¼ tons black currants at £20 - - -	25	0	0
PROFIT, less minor expenses, superintendence, interest on capital, share of cost of planting -	8	9	0

Gooseberry (ripe).—Cost per Acre.

	£	s.	d.
Same as for red currants (except pruning, 25s.) -	9	18	10
Picking 3 tons ripe gooseberries at 5d. per 28 lbs. - - - - -	5	0	0
Packing, etc. at same rates as for red currants -	6	12	10
COST -	21	11	8
RECEIPT, 3 tons ripe gooseberries at £8 10s. 0d. -	25	10	0
PROFIT and minor expenses - - - - -	3	18	4

Gooseberry (green).—Cost per Acre.

	£	s.	d.
EXPENSES per acre on crop of 2 tons green gooseberries - - - - -	17	14	10
RECEIPT, 2 tons green gooseberries at £12 per ton	24	0	0
PROFIT and any minor expenses - - - - -	6	5	2

NUTS WITH GOOSEBERRIES OR CURRANTS.

Cost per Acre of planting.

	£	s.	d.
Ploughing and harrowing - - - - -	1	0	0
Setting out land for planting - - - - -	0	3	0
Digging holes and planting (194 holes, 15 feet apart, 18 inches square) taking out soil 6 inches deep, and loosening the subsoil by another foot in depth - - - - -	10s. to 15	0	
194 four-year-old Kentish Cob Nut Trees at 20s. per 100 - - - - -	1	18	10
Digging holes, and planting gooseberries or currants at 5 feet apart - - - - -	1	0	0
1,548 gooseberries at 12s., currants at 8s., say 10s. per 100 - - - - -	7	14	0
Mulching nut trees with 4 loads dung with labour - - - - -	1	4	0
Total -	13	14	10

MATURE NUT PLANTATION.

Cost per Acre of Cultivation.

	£	s.	d.
(July) Taking out wands at 2s. 3d. per 100 trees - - - - -	0	4	6
(November or December) 1 ton shoddy with labour £3, alternate years, therefore half cost -	1	10	0
Digging with fork - - - - -	0	18	0
(December or January) Grubbing out spawn at root - - - - -	0	3	0
(February) Pruning 10s. per 100 trees - - - - -	1	0	0
(March) Canterbury hoeing - - - - -	0	4	6
(April to September) 3 or 4 hoeings - - - - -	0	16	0
(September) Picking (in 3 pickings) 850 lbs. at 2s. per 100 lbs. - - - - -	0	17	0
Carriage say - - - - -	0	10	0
Commission $7\frac{1}{2}$ per cent. on £14 3s. 4d. - - - - -	1	1	3
Rent, tithe, rates, taxes - - - - -	4	0	0
COST - - - - -	11	4	3
RECEIPT, say 850 lbs. at 33s. 4d. per 100 lbs. - - - - -	14	3	4
Balance PROFIT - - - - -	2	19	1

RASPBERRIES.

Cost per Acre of Planting and First Season's Cultivation.

	£	s.	d.
(December) Manuring, carting, and spreading 20 tons stable or cow dung, at 6s. 8d. per ton	6	13	4
Ploughing, 7 or 8 inches - - - - -	0	15	0
(February) 10,000 rasberry canes, at 15s. per 1000 - - - - -	7	10	0
Heading off the canes to 1 foot high - - - - -	0	2	0
Planting, holes dug by man in each sixth furrow, plants carried by woman or boy, distance between rows 5 feet, in rows 2 feet apart, one strong plant to a hole, weak plants two - - - - -	0	15	0
(March to October) Horse-hoeing 4 or 5 times at 3s. - - - - -	0	15	0
Carried forward	16	10	4

	£	s.	d.		
Brought forward	16	10	4		
Hand-hoeing four or five times at 5s. or 6s.	-	1	10	0	
(July) Picking raspberries, say 4 cwt., packing, transport to market, and sale charges equalled by value of fruit, say £2	-	-	0	0	0
Rent, rates, taxes	-	-	2	10	0
Total	-	20	10	4	

Profit 1st year, nil.

ANNUAL CULTIVATION OF RASPBERRIES.

Cost per Acre.

	£	s.	d.
(November) Cutting out old and thinning new canes - - - - -	0	5	0
Tying up and carrying out prunings with withes or string - - - - -	0	2	0
Taking up spawn, say - - - - -	0	10	0
Hoeing out - - - - -	0	6	0
Manuring with 1 ton fur-waste - - - - -	3	5	0
Digging between the rows with spade - - - - -	1	1	0
(Or ploughing between rows, 7s.; digging between canes, 7s.)			
(March) Heading canes off to about 2 feet 8 inches high - - - - -	0	2	6
(April) Forking out couch-grass, say - - - - -	0	2	0
(April to October) Horse-hoeing five times - - - - -	0	15	0
Hand-hoeing, say five times - - - - -	1	10	0
(July and August) Picking 1½ tons raspberries at ½d. per pound - - - - -	7	0	0
Carriage to market in gallon baskets and tubs, 1½ tons at, say, 16s. per ton - - - - -	1	4	0
Market, toll, and salesman's charges at 7½ per cent. on £34 10s. - - - - -	2	11	9
Rent, tithe, rates, taxes - - - - -	2	10	0
COST - - - - -	21	4	3
RECEIPT, 1½ tons of raspberries at £23 - - - - -	28	15	0
PROFIT, less unforeseen expenses, superintendence, interest on capital, and proportionate cost of planting, and two years with little return - - - - -	7	10	9

STRAWBERRIES.

Cost per Acre of Planting and First Year's Cultivation.

	£	s.	d.
(Winter) Manuring with 40 tons - - -	13	6	8
Ploughing 3 or 4 harrowings, rolling - -	1	1	0
(March) Marking out land by marking machine	0	2	0
12,000 strawberry plants at 5s. per 1,000 -	3	0	0
(March) Dibbling in plants 32 inches between the rows, 16 inches from plant to plant -	0	15	0
(May to October) Cutting off runners four or five times - - - - -	0	10	0
Horse-hoeing four or five times at 3s. - -	0	15	0
Hand-hoeing three or four times at 4s. -	0	16	0
(October) Filling up plants that have died, say-	0	2	0
(November) Digging - - - - -	1	5	0
Rent, rates, taxes - - - - -	2	10	0
Total - - - - -	24	2	8

Profits nil. Crop of fruit, say 5 pecks, returning but little more than cost of picking, transport to market, and sale.

ANNUAL CULTIVATION OF STRAWBERRIES.

Cost per Acre.

	£	s.	d.
(October) Digging - - - - -	1	2	0
(Or if earthed by mould board plough, say 8s.)			
(March to June) Horse-hoeing at 3s., hand- hoeing at 5s., three or four times each	1	10	0
(April) Forking out couch-grass - - -	0	2	0
(June) Hand-hoeing when in bloom - - -	0	4	0
One and a half loads of barley-straw at 3ls. per load - - - - -	2	6	6
Carting out and littering straw round plants, spread by men, placed under the leaves by women - - - - -	0	10	0
(July) Picking and packing 1½ tons fruit at 4d. per peck of 12 lbs - - - - -	4	13	4
Carriage 1½ tons at, say, 16s. per ton - -	1	4	0
Carried forward	11	11	10

	£	s.	d.
Brought forward			
Market toll and salesman's charges, 280 pecks at 3d. per peck	11	11	10
(August) Cutting off runners after picking	0	7	0
Raking up and clearing off litter and runners costs about 8s., the value of the straw being about the same	0	0	0
Horse-hoeing once	0	4	0
Hand-hoeing once	0	6	0
Rent, rates, taxes	2	10	0
Add one-fourth of first year's cost, say £24 2s. 8d.	6	0	8

COST	24	9	6
RECEIPT, 1½ tons of strawberries at £20	30	0	0
PROFIT, less superintendence, unforeseen expenses, and interest on capital	5	10	6
Receipts per acre 1½ tons of strawberries at £20	30	0	0
Profit, less superintendence, unforeseen expenses, and interest on capital	5	10	6

PIECE-WORK PRICES FOR LABOUR IN FRUIT-GROWING IN WEST KENT.

Per Acre.

	£	s.	d.
<i>Digging.</i> — 1 spade deep, open land, 25s. to 30s. per acre, or at 2d. per rod	1	6	8
Digging plantation, with fork or spade (digging by spade costs about 3s. more than by fork) 18s. to	1	5	0
Trenching, <i>i.e.</i> digging 2 spades deep, 1s. to 1s. 6d. per rod, per acre, £8 to	12	0	0
<i>Hoeing.</i> — Flat-hoeing whole plantation, according to condition of land and weeds, 5s. to 15s., average	0	8	0
Edge-hoeing into middle of row 5s. to	0	7	0
Ring-hoeing round trees and bushes	0	4	0
Canterbury hoeing	0	4	6
<i>Manuring.</i> — Placing 30 tons of manure in heaps, using a wheelbarrow in a plantation, according to length of row, 10s. to	0	12	0
Spreading 30 tons of manure, per acre - - - 2s. 6d. to	0	3	0

<i>Marking out Land for Planting.—</i>		£	s.	d.
By marker (1 horse, 1 man, 1 boy, 10 acres per day) marking length- ways, per acre -	-	0	2	0
Marking lengthway and breadthway, per acre -	-	0	4	0

Strawberries.—

Getting up and trimming runners, per 1,000 -	1s. 3d. to	0	1	6
Planting with dibble by line per acre -	16s. to	1	0	0
Planting with dibble, land ready and marked per acre -	14s. to	0	16	0
Edge-hoeing -	-	0	5	0
Littering with $1\frac{1}{2}$ loads straw -	-	0	7	0
Littering with 12 to 14 tons stable litter -	12s. to	0	15	0

Raspberries.—

Digging up young plants per 1,000 1s. 3d. to -	-	0	1	9
Planting with spade, per acre -	-	0	15	0
Thinning and heading canes, tying in bundles, and carrying out, per acre -	8s. to	0	10	0

Gooseberry and Currant Bushes.—

Digging holes 1 foot square and planting per acre -	-	0	10	0
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Fruit Trees.—

Digging holes 2 feet square, per 100 -	-	0	5	0
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Nut Bushes.—

Digging holes at 13 to 16 feet apart 18 inches square, taking out the top 6 inches and loosening the subsoil by another foot in depth, per acre -	10s. to	0	15	0
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Cost of Pruning per Acre varies with the distance apart, age,
and previous treatment of the plants.

PRICES ARE ROUGHLY :—

	<i>s.</i>	<i>d.</i>	<i>s.</i>	<i>d.</i>
Black Currant, after 6 years - - -	12	0	to	18 0
Red Currant, after 7 years - - -	18	0	to	25 0
Gooseberry, after 10 years - - -	20	0	to	25 0
Collecting and clearing cuttings - - -	4	0	to	5 0
Standard Trees, yearly pruning - - -	3	0	to	6 0
Nut bushes, clearing out "wands" per 100 trees (summer pruning) - - -	2	3		
Nut bushes, cutting out young wood, per 100 trees -	8	0	to	10 0
Nut bushes, grubbing up spawn at root, per acre -	3	0		

COST OF PICKING VARIES LARGELY WITH THE CROP.
THE FOLLOWING TABLES GIVE SOME IDEA OF THE
COST IN KENT.

Fruit.	Measure.	Weight of Measure.	Price.
Strawberry (in punnets, $\frac{1}{2}d.$ per lb.)	Peck	lbs. 12	$3\frac{1}{2}d.$ to $5d.$
Strawberry (without strig for jam, $\frac{1}{2}d.$ per lb.)	"	14	$7d.$
Raspberry (in punnets, $\frac{3}{4}d.$ per lb.)	Gallon	6	$2\frac{1}{2}d.$ to $3d.$
Gooseberry (green or ripe) -	Half Bushel	28	$4d.$ to $5d.$
Red Currant (with strig) -	"	24	$5d.$ to $8d.$
Red Currant (without strig) -	"	28	$10d.$ to $1s.$
Black Currant (with strig) -	"	24	$6d.$ to $1s.$
Black Currant (without strig) -	"	28	$1s.$ $3d.$
Plum - - - - -	"	28	$2d.$ to $4d.$
Cherry - - - - -	"	24	$6d.$ to $8d.$
Damson - - - - -	"	28	$5d.$ to $10d.$
Apple (large or small) - -	Bushel	40 to 50	$1d.$ to $3d.$
Pear - - - - -	"	40 to 56	$4d.$
Nut - - - - -	Peck	7	$1\frac{1}{2}d.$ to $3\frac{1}{2}d.$

	Approximate Life of the Plant.	Commencement of Remunerative Return.	Period of best Production.	Yield per Acre when Mature.	Average Price Per Ton.	Gross Return per Acre.
	Years.	Years.	Years.	Tons.	£	£
Strawberry - -	5	2nd	3rd and 4th	1 to 3	16 to 21	30
Raspberry - -	10 to 15	3rd	5th to 8th	1 to 2	18 to 28	30
Gooseberry - -	20 to 30	4th	6th to 9th	1½ to 3	8 to 24	25
Red Currant - -	20	5th	6th to 10th	2	8 to 18	20
Black Currant -	15 to 20	4th	5th to 9th	1¼ to 2	17 to 32	35
Plum, Standard -	30 to 45	6th	15th to 40th	5 to 7	7 to 35	
Plum, Dwarf -	20 to 40	6th	10th to 25th	5 to 7		
Apple, Standard	60	10th	20th to 60th	10	3 to 24	
Apple, Dwarf -	20 to 60	5th	15th to 40th	5 to 7		
Pear, Standard -	70	10th	25th to 40th	6	7 to 28	
Pear, Dwarf - -	20 to 50	5th	15th to 40th	5 to 7		
Cherry, Standard	70	12th	30th	2 to 3	16 to 37	
Cherry, Dwarf -	20	7th	12th	2 to 3		
Damson - - -	50 to 60	10th	20th to 50th	4 to 5	6 to 18	
Cob-nut - - -	60 to 100	6th	15th to 50th	Cwts. 7 or 8	30	

VARIETIES OF FRUIT GROWN FOR MARKET PURPOSES IN KENT.

Strawberries.—Sir Joseph Paxton, Noble, Royal Sovereign.

Raspberries.—Carter's Prolific, Fastolf, Norwich Wonder,
Superlative, Hornet.

Currants.—Red : Scotch, Raby Castle.

White : Dutch.

Black : Baldwin's, Lee's, Prolific.

Gooseberries.—Lancashire Lad, Whinham's Industry, Crown Bob, Berry's Early Kent.

Plums.—Victoria, Pond's Seedling, New Orleans, River's Early Prolific, Prince of Wales, Czar, Monarch, Bush.

Damsons.—Farleigh, King of the Damsons.

Apples.—Early Julien, Manx Codlin, Duchess of Oldenburg, Worcester Pearmain, Lane's Prince Albert, Bismarck, Wellington.

Pears.—Pitmaston Duchess, William's Bon Chrétien, Grosse Calibasse, Hessle.

Cherries.—Elton Heart, Kentish Bigarreau, Bigarreau Napoleon, River's Early, Black Eagle, Waterloo, Morello.

Nuts.—Kentish Cob.

Mr. G. SMITH (Fellow), in proposing a vote of thanks to Mr. Hooper, said he lived in a district where cob nuts were largely grown, and if the information he had been able to give Mr. Hooper on the subject had in any way assisted him in the preparation of his admirable Paper, he was only too pleased to have furnished it. The Paper showed evidence of great care in its compilation, and the figures given were most valuable, being, so far as he could judge, absolutely correct, and therefore exceedingly useful for reference at any time.

There could be, he thought, no doubt of the value of some orchard or fruit plantation on any farm where the soil and situation were suitable; but the competition in fruit growing was so keen, and the quality of the fruit such an important item, that unless the situation were suitable the planter might look in vain for any profit. The Paper showed the rate of increase in fruit plantation during the past five years, namely 3,000 acres of orchard with grass, and 3,400 acres in market gardens or plantations. In his opinion this rate of increase was sufficient. If it were carried further fruit growing for profit would

soon be overdone, except, perhaps, in the case of good apples and cherries. If these were grown of the larger kinds, and with increased and increasing facilities of distribution, the market was not likely to be overstocked, for the large towns in the north were able to take an enormous quantity, but the fruit must be large to attract attention. In the case of the bush fruits, plums and damsons, a general heavy crop proved to be a worthless one so far as the general grower was concerned. On the exceptionally early land the crop might and probably would be profitable. He had seen many cases of planting on wet sour land which could only end in loss and disappointment.

The soil suitable for growing cherries was limited; where such soil was found he thought they might be planted with every confidence of profit.

With regard to the different kinds of apples, his experience was that it was no use listening to theorists who contended that there was no profit in planting anything but the very best kinds. In the best soils and situations the best kinds of apples should be grown, but every planter was not so fortunate as to possess good soil and the choice of situation, and yet it might be desirable to add a few acres of apples to his farm.

In such a case, he thought it far better to plant the old "goff" than say "Cox's orange pippin." These could be grown profitably, as could some of the commoner apples, where it would be hopeless to attempt "Pear-mains," "Orange pippins," and the like. There was a sale for a very large quantity of goffs and common apples to the jam boilers. He did not think the growing of pears, except in soil that exactly suited them, was profitable. The French grower beat the Englishman hollow.

Theorists were never tired of girding at farmers for their stupidity in allowing the foreigner to take possession of our markets, but one might as well attempt to stop the tide from coming up the Thames as to keep him out. The advantage of climate was all with the foreigner; his fruits and vegetables were in all our markets weeks before we could supply them, and it was this early supply that was most profitable. As it had been expressed, the cream of the market went to the foreigner, and the market salesmen found that their best buyers were all turning off to something fresh by the time the English goods arrived. Cheap sugar had been so far, he thought, the salvation of the soft fruit grower in this country. If that advantage existed in other countries we might expect to be inundated with cheap jams as with all else.

One of the most important considerations was how best to arrive at an equitable arrangement as between the landlord and tenant. He always, when possible, advised an intending planter to plant on his own land; otherwise he advised that the landlords should find the standard or half-standard trees and pay the cost of planting and protecting and then leave it to the tenant. If on grass, there would be little annual expense, and in due time the landlord might charge a certain additional rent.

For various reasons he thought the tenant should find bush trees if he wanted them, and if he wished to plant much he would suggest giving him a lease for fourteen years. Some would contend that the easier and fairer way was for the tenant to plant what he liked, and for the landlord to pay compensation at the end of the tenancy, but that course presented considerable difficulty. For one thing, valuers' ideas differed so greatly that there was some risk of injustice being done to one

or the other of the parties. In a case in which he had lately been engaged, the experts' valuation on 100 acres of fruit bushes varied from £500 to nearly £4,000. Some safer plan than that was obviously necessary and he was entirely of opinion that some definite arrangement should be made at starting, whereby each of the parties might know exactly what he was doing and the nature and extent of his liability. He had always found it a very difficult matter to assess compensation for fruit trees.

There was one particular enemy with which the grower had to contend, namely the sparrow. Whatever theorists might say, the cultivation of gooseberries would be almost hopeless if the sparrows were not kept down. In his own parish some 5,000 or 6,000 were destroyed every year, or it would be impossible to grow gooseberries. The birds picked the bloom buds, they "snuffed them off," and the little berry soon turned yellow and fell off the bush. It was therefore very important, if they grew a large quantity of bush fruit, that some means should be adopted to deal with sparrows.

Insects, such as moths and caterpillars, constituted another source of trouble, and great expense was incurred every year in trying to deal with these. He must give the County Council of Kent credit for having employed a most able specialist to go round and lecture on the best means of dealing with insects. This had helped the intelligent grower very considerably in combatting these enemies of his industry.

Mr. RADCLIFFE COOKE, M.P. (Visitor), while cordially seconding the vote of thanks to the author of this admirable Paper, said he must first notice one passage in it with which he did not agree. He referred

to the remark that, "Cider making, for utilizing
 "wind-falls and small apples of eating and cooking
 "varieties, has been for the last two years success-
 "fully taken up by an association of farmers in the
 "Swanley district, who employ a cider maker from
 "Somersetshire to make it for them. They have
 "barrelled a large quantity." He felt bound to raise an
 objection to the description of fruit which was stated
 to be suitable for cider making. It was a subject in
 which he had taken great interest, and the industry
 was one which he felt sure was capable of very great
 development when it became recognised that what they
 called cider and perry—apple wine and pear wine—
 were the natural drinks of this country. He looked
 on the making of cider and perry as a most valuable
 auxiliary to the great industry of agriculture, and
 indeed as a most important industry in itself. There
 were frequently occasions when there was a great glut
 of fruit, and when even the best dessert fruit could not
 be disposed of at remunerative rates, but was, in point
 of fact, left to rot on the ground or given to the pigs.
 That happened, he believed, in the fruit growing districts
 of Kent in the year 1895, which was a very prolific
 year for apples and pears in almost all parts of the
 country. It would not pay to attempt to dispose of
 such surplus fruit; but if instead of being allowed to rot
 on the ground it had been put in the press and made
 into cider, that cider could have been put into barrels
 first and bottled afterwards, if it were good enough, and
 so kept till there was a market for it, thus turning the
 loss sustained by the fruit growers into a gain.

He must dissent with all deference from Mr. Hooper's
 statement that cider could be made from windfalls and
 small apples of almost every variety. He was a native

of Herefordshire, a county famous for its cider and perry. It was about one third of the size of Devonshire, but was only short by about 200 acres of the extent of fruit orchard as compared with that county. He knew from his own practical experience, extending over many years, that good cider, like good jam, could only be made from good fruit, and that to endeavour to make cider or perry for the purpose of utilising windfalls and indifferent fruit, would only bring these beverages into general disrepute. It was obvious that the fermented juice of the apple or the pear partook of the character of the fruit itself, and if this were unsound or worm eaten it was clear that cider made from that description of fruit could not be the same as that made from full-grown, ripe, mellow fruit.

He also considered, from some little knowledge of the subject, that no one could make the best class of cider and perry from pot fruit and dessert fruit, and if cider and perry making were ever to be a real auxiliary to fruit growing, there must be mixed with the pot fruit and dessert fruit a certain proportion of vintage apples and pears. That was what our ancestors did when they planted their orchards. They included a considerable proportion of vintage fruits, so that when there was a glut of the eating fruit, they could mix their vintage fruit with it, and make cider of it. It was possible to make excellent cider out of good eating apples, when there was a glut which could not be disposed of profitably, by mixing with them a fair proportion of vintage fruit, but without that precaution only an inferior cider was produced which would not keep. He said this from experience, and as a hint to those who wished to encourage fruit farming in this country; they should always, along with the best dessert fruit, plant some

vintage fruit as well, in case a glut made it more profitable to make cider than to sell apples. He thought that cider and perry making might be made to pay, if not so well as the growing of pot fruit, at all events nearly as well. Of course in the neighbourhood of a great centre of industry, selling the fruit was more profitable.

A Paper on fruit culture was recently read before the Society of Arts and on that occasion he ventured to offer some remarks on the price of apples as compared with cider. The gentleman who read the Paper said that a friend of his in some fruit growing district had made 1s. on every 20 lbs. of apples that he sold. On the spur of the moment he (Mr. Cooke) made a very rough calculation shewing that it was more profitable to make the apples into cider than to sell the fruit at that rate. He had since gone more carefully through the figures and with the permission of the meeting he would give the results in a few words. It was generally taken that 15 cwt. of apples made 100 gallons of cider. Experiments showed that 100 lbs. of apples produced about 6 gallons of cider, which came to almost exactly the same thing. Now 15 cwt. of apples at 1s. for 20 lbs. represented £4 4s. or £5 12s. a ton. A hundred gallons of cider at 1s. would be £5, or at 1s. 6d. £7 10s.; the expense of making would be about 5s., so on the 100 gallons there was a profit of about £4 15s. on the lower estimate. First-class cider would sell for as much as 2s. 6d. a gallon. One hundred gallons of cider made 40 dozen quarts, which, at 8s. a dozen, came to £16, and after allowing for expenses, would be found to yield £13, which was a very considerable addition to the £4 or £4 4s. obtainable for the fruit itself.

The yield of ten tons of apples to the acre, referred to by Mr. Hooper, was a very large one, and would

represent a return in bottled cider of something like £117. He had given these figures to show that, after all, cider might be profitable as an auxiliary for the purpose of using up the fruit that would be otherwise lost; but of course he gave the amounts as approximate estimates only.

He believed his good friend, Mr. Till, of Swanley, who was alluded to in the Paper as having started a cider manufactory in Kent, did so in consequence of some letters of his (Mr. Cooke's) appearing in the papers, and he felt some pride in having been, however remotely, the means of reviving that industry in Kent.

He considered it desirable in orchards, especially in apple orchards, to have a variety ripening at different seasons, so that the fruit should not come on all at once; and the whole of the work thrown on the farmer's hands at one time. It was also well, as far as possible, to insure a moderate crop each year rather than to score a "hit" one year and a "miss" the next. It was also as well to have a mixture of what was called "bitter-sweet" varieties and "sharp" sorts; for although in Devonshire very good cider was produced from bitter-sweet apples, as was also the case in Herefordshire, it was found that better still could be made with a considerable portion of "sharp" fruit mixed with the other. A well-known fruit-grower (Mr. Knight) who lived in the early part of the century, attributed the reputation of the cider of his day not so much to the quality of the fruit as to the skill in mixing the varieties.

In addition to the fact that a proportion of vintage fruits is desirable in every orchard for the purpose he had mentioned, there were some pears which sold fairly well, for instance one called the Blakeney Red, a most prolific variety, and very hardy, which sold well for

stewing fruit. It was not, perhaps, a first-class pear, but his experience was that first-class fruit was not the most profitable in the Midlands, or Birmingham for instance, where the appearance was considered more than its delicacy.

The vintage fruit trees were specially grown as large standards and attained a great age (he was now drinking perry that was made from pear trees planted in the reign of Queen Anne) and in fact the older the tree the better would be the juice from it. Large standards were grown in grass orchards, and did well, especially where they were grazed by small stock which would not injure the trees, such as sheep, calves, and pigs. They also formed a useful shelter for young lambs and sheep in wet or windy weather. Instances were given by Mr. Knight, to whom he had referred, of poor pastures worth perhaps 10s. an acre, which were let, after having been planted for some years, at £3 an acre. In his Paper, Mr. Hooper mentioned that fruit growers planted hop gardens with trees to take the place of the hops, and then laid them down to grass. He should like to know from him, whether the trees did not miss the cultivation. He found that in orchards which had been under the plough the trees almost invariably deteriorated when they were laid down.

Mr. T. RIVERS, of Sawbridgeworth (Visitor), said that he had listened with great interest to Mr. Hooper's paper, which he thought was of very great value in directing attention to modern orchard planting. Many tenant farmers thought that their existing orchards, planted perhaps some fifty or sixty years since, were all that was necessary to ensure large crops of fruit, from which they could secure a handsome profit; but this was an

idea which usually resulted in bitter disappointment, the fruit from such old trees being small and inferior, and hardly repaying the cost of gathering. In Devonshire, for instance, he formed the opinion, during a visit there some years since, that many of the trees were old and picturesque, but hardly profitable.

A Paper on "Wasted Orchards in England," read at the Society of Arts some weeks since, by Mr. George Gordon, a gentleman who has had considerable experience in "wasted orchards," seemed to show that the author had arrived at the same conclusion regarding orchards in Devonshire and other parts of the West of England.

It was now agreed by planters with a practical knowledge of the subject that fruit tree planting may be regarded as an auxiliary to farming, and a farm of 100 to 150 acres could give up an acre at least to an orchard, which land should be trenched, manured, cleared from weeds, and fenced with wire fencing to keep out game, &c. If managed by a man with practical knowledge, such an orchard would return better profits than a grass orchard planted with trees at the ordinary distance of 24 feet, the small orchard being planted with dwarf standard trees 12 feet by 12 feet, giving 302 trees per acre, and allowing two rows of currants, gooseberries and black currants between the fruit trees. The dwarf standard trees would begin to bear good crops in five years, and had an advantage over the standards in not requiring ladders.

He believed that when this system was understood, and the aid given by the County Councils was fully appreciated, fruit tree culture would become a real and important auxiliary to agriculture.

He thought that Mr. Hooper was doing a practical

service to agriculture by his Paper, and that agriculturists would gain immense benefit if such Papers could be distributed through all fruit-growing districts. Farmers had not yet had their attention called to the matter, but he felt sure that when they undertook fruit planting with a serious intent and in the right way, a very substantial competition would confront the foreign fruit grower.

Mr. JOSEPH CHEAL (Visitor) asked to be allowed to say two or three words. He thought the discussion had largely turned on what was the best way of preserving fruit by making it into cider or jam, and very little had been said about sending the best fruit to market in a natural state. Mr. Hooper touched, in his Paper, on a point which he thought was most valuable, viz. that one or two of the railway companies were taking up the carriage of fruit and offering facilities for packing in boxes instead of sending it to market in the ordinary way in sieves or half sieves. He could give an illustration of the value of packing fruit in boxes as compared with that of sending it to market in the ordinary way in half sieves. During the year of great plenty, viz. 1895, he happened to have a great quantity of the variety of Bismarck apples for which he was offered 3s. 6d. a bushel. They were good fruit or such an offer during that year of great plenty would have been out of the question, but thinking they were worth even more he selected them, and packed them in boxes, and sent them to Covent Garden Market to be sold in the ordinary way, and they realised 2s. 6d. a dozen. That paid much better than sending them in sieves and half sieves in the ordinary way, and he ventured to think that one of the most important points in connection with fruit

culture was the careful picking and packing of the fruit so as to send it to market in the best condition. He thought not half enough care was taken in this, and that much good fruit was practically spoilt in sending it to market, whereas a little more pains taken in that respect would be repaid. He thought the railway companies were doing great service by affording cultivators facilities in this direction. The demand was constant for fruit of the best quality, and to get that it must be cultivated in the best way. The second quality fruit which Mr. Hooper alluded to was smashed; but he thought it would be found more profitable if it were grown so as to be too valuable to be smashed, and, if it were sent to market carefully, apples grown at home could fairly compete with the American fruit.

Mr. E. LUCKHURST (Visitor) said he should like, if he were permitted, to tell the members present a little about what he had been doing in the Midlands with reference to the subject so ably treated by Mr. Hooper in his Paper, and by previous speakers during the discussion.

When he went into Derbyshire some five or six years ago, he gave what was termed a course of Pioneer Lectures. He went about the county to visit people, to use his eyes, to see the condition of the fruit, and to see if they cared to receive the information which he came to lay before them, and the result was so satisfactory, their desire to hear more was so keen, that he followed up with a further course of lectures. As the work grew, it was decided to plant a fruit plot for demonstrations, which now existed at Duffield in Derbyshire and formed an object lesson, more and more valuable each year.

Going about as he often did, night after night and day after day, giving lectures, he addressed all classes. He had for audience the squire of the parish, the clergyman, the farmers, and the labourers as well. This made his task a very pleasant one, especially in the Midlands, where, he was bound to say, he found the men were more intelligently appreciative of information than were corresponding classes in the Southern Counties. He hoped there would be brought about a gradual change in the right direction; not an instantaneous and radical change, which would be undesirable, even if possible. One of the results of his work was that many a time when on a summer evening he was giving an object lesson in an orchard or garden, he was asked by a farmer to visit his farm, and advise as to what was wrong and how it should be remedied. Everyone knew what the typical farm orchard was. It was generally a collection of horribly grotesque, ill-shaped trees which were fit for little except grubbing up and burning.

The fruit crops had lately increased considerably in Derbyshire, and now, under the requirements of the Board of Agriculture, counties were grouping themselves together to assist an advance in what he was sure was the right direction, and to further a work which must, if carried out intelligently, tend to relieve agriculture. At the Midland Dairy Institute the sons and daughters of midland farmers came already to learn cheese and butter-making, and arrangements were now being made for a fruit plot. He had begun a class of lectures there, in order to give some advice as to what to plant, how to plant, where to plant, and when to plant. What was required was a proper selection of sorts, and in due course a demonstration, by means of the trial plots, of what sorts were suitable under the particular conditions of the neigh-

bourhood, and eventually such technical knowledge should be imparted as it would not be possible to get unaided. In Matlock, last year, an ideal fruit plot was planted, and it was proposed to have there, gooseberry meetings and strawberry meetings, and then three meetings, one for summer pruning, one for autumn pruning, and one for winter pruning. On those plots was also shewn the most economical method of planting. His ideal plan for farmers was a 15-feet arrangement, *i.e.*, half-standard apple and plum trees 15 feet apart, with bush-fruit between, 5 feet apart. This served to economise space as much as possible. The attendance at the meetings for demonstration was most satisfactory. At his gooseberry meetings last summer, when the fruits were ripe, the people came in numbers, and, he was sure, gained a valuable fund of information. So with plums, apples, strawberries and other fruits. They were rapidly getting to learn the sorts which best suited the local conditions.

Mr. C. D. WISE (Fellow) said that having for the past twelve years had the management of the fruit farm of about 1,000 acres at Toddington, in Gloucestershire, established by Lord Sudeley, he ventured to make a few remarks on the interesting and able Paper which they had just heard from Mr. Hooper. Distribution was one of the numerous difficulties to be contended with. In the season of 1895 his farm was sending to market all over the country as many as 30 to 40 tons of plums a day, in addition to that delivered to Messrs. Beach's Jam Factory, an establishment fortunately situated in the middle of the fruit farm, and the plums were sold at a price per bushel which, after paying carriage, salesmen's

commission, and picking, left a very small margin; similar fruit was being sold in some of the small market towns at 6*d.* per score (*i.e.* 20 plums counted out). It was found, however, that as the produce increased so it was possible, by degrees, to open out new markets. Towns which had before been dependent on their supplies from London, Liverpool, Manchester, and other large centres, were establishing fruit markets, and many growers now supplied shops direct. If fresh fruit could be distributed to consumers as easily as jam was distributed, there would be no fear of glut. Already distribution was greatly assisted by the trade which grocers were opening up in fresh fruit. The number of grocers in a town was generally much larger than the number of greengrocers and those were the men to help them. Jam was now within everyone's reach, and the consumption was from year to year rapidly increasing, while the consumer became more particular as to quality, which meant that manufacturers must use fresh home-grown fruit. Jams made from imported fruit and pulp could not compare with those made from fresh fruit.

Growers were now going in largely for non-returnable boxes, instead of baskets, in which to market apples, plums, and tomatoes. A box to hold a bushel cost about 3½*d.*, and when it was remembered that the carriage on a returned empty basket averaged about 1*d.*, and that baskets had to be charged to salesmen, who in turn charged them out to their customers, and that the grower had to cart them back from the station it would be seen that the advantage of boxes over baskets was undoubtedly great to growers, salesmen, and customers, as well as to the shopman who bought direct from the grower.

He firmly believed that there was a great deal to be

done in fruit drying, but that was a business which had yet to be developed. He doubted if the boiling down of fruit by growers in a season of glut was desirable, fruit pulp not being easy to dispose of; at a sale at Messrs. Grant's factory at Lenham, last month, the following prices had been realised:—

30lbs. damson pulp 1s. Jar worth 9*d.*

30lbs. greengage pulp 9*d.* to 1s. 9*d.* Jar worth 9*d.*

30lbs. red or green gooseberry pulp 9*d.* to 1s. 1½*d.*
Jar worth 9*d.* In cask 57s. 6*d.* per ton to 65s. including
6 casks worth 30s. = 27s. 6*d.* to 35s., nett.

Black diamond plums 35s. per ton, less 4 casks at
8s. 6*d.* each = 1s. per ton nett.

Victorias 45s. per ton, or nett, 11s. per ton.

To pulp, a grower would have to buy machinery, jars, and casks, and provide an engine or boiler; this would not be done for £30, or anything like that sum.

There was a great increase in the consumption of cider and an impetus had been given to its production by the efforts of Mr. Radcliffe Cooke and other gentlemen, and by the introduction of improved machinery. Many farmers who had large orchards had benefited by improving their make of cider, and he (Mr. Wise) anticipated an increased demand for good quality cider and good quality cider fruit.

As to locality, he agreed with Mr. Hooper that fruit farms must be near a station. Even if near enough to deliver to market by road, it was an advantage to be also near a station, as a grower did not want to be at the mercy of one market.

Most important of all was the situation; the soil might be good, but the site must be also suitable.

As Mr. Hooper said, avoid damp valleys. Experience at Toddington shewed that fruit trees planted on land

less than 200 feet above sea-level, invariably suffered from frost, while the plantations at an altitude of 250, 300, or 500 feet escaped. The higher they were, provided there was shelter from winds, and suitable soil, the better.

He did not think much importance need be attached to aspect. There were at Toddington, orchards facing south, west, east and north, and he did not find that it made very much difference; still, if a southern or S.W. aspect was available, so much the better.

For shelter, he recommended belts of larch, spruce, and Austrian pine, with a double hedge of beech on the windward side; the beech would eventually provide shelter, and the other trees could come down. He had been planting such belts of late years in preference to the poplars mentioned by Mr. Hooper. Poplars were, he thought, more suitable as protection to hop gardens, where shelter was wanted in the summer only, than for fruit trees which needed it winter and summer.

He would now touch on the question of capital, lack of which was the great drawback to all ventures. Mr. Hooper said if £10 per acre was wanted for arable land £15 to £20 per acre was required for fully grown fruit trees and bushes on arable land.

He thought Mr. Hooper had somewhat underestimated this. He found that on plantations in full bearing it took £20 to £25 to cover labour, picking, manure, rent, rates, and taxes, marketing, interest on capital, and a proportionate amount of capital to be written off each year, and he thought that at least £30 an acre was required to take a fully-planted fruit farm in full bearing, especially as there was always a chance of one or two successive bad seasons to start with.

He estimated the cost of planting a mixed plantation (*i.e.* half standard or standard trees, apples, plums, or cherries, with bush-fruit below) at £24 per acre, provided the land was clean, and exclusive of the cost of wire netting, which was necessary where hares and rabbits abounded, and also exclusive of anything which might be due for cultivations, corn, and cake, &c., to an outgoing tenant. A man who took bare land and planted it with fruit would require at least £80 per acre for capital.

Then as to glass. At Toddington there were about 100 glass houses, but this was quite a separate business from the outdoor department. He did not agree with Mr. Hooper that in bad weather men could be taken from outdoor occupation and employed in the houses. The ordinary labourer on a fruit farm was of no use in glass house work except when the houses were first established, and he could be employed in making vine borders, &c. In glass houses there should be a regular staff, and it was a mistake, he thought, to try to work outdoor men into the houses occasionally.

He did not think that railway embankments would grow fruit, as they were formed of the material from cuttings or tunnels, and there was no surface soil, though he would very much like to see the railway companies try fruit growing. Perhaps after growing fruit for a few years they would be more inclined to lower their rates.

He should like to hear from Mr. Hooper why the 40 acres of fruit on a farm of 328 acres caused the weekly wage in winter to amount to £22 a week, whereas before the fruit was planted, the weekly wage was £5. He calculated £6 to £8 per acre per annum, excluding

cost of picking bush fruit, for labour only on a fruit plantation, which would give a total weekly wage, on the farm of 328 acres with 40 acres of fruit, of about £11.

As he (Mr. Wise) had said, he considered that the outgoing on an acre of fruit in full bearing amounted to about £20 to £25 per annum ; that at least £30 per acre was required to take a fully planted fruit plantation, in full bearing with no valuation to pay, and that it cost £24 per acre to plant a mixed fruit plantation, and £80 per acre to take bare land and plant. Now fruit growing might be, and no doubt was, in many places, an auxiliary to agriculture, but where, in these times, was the capital to come from to start agriculturists in fruit farming? Again, what knowledge had the ordinary tenant farmer of fruit growing? Fruit growing was a business and a science, and it was only by experience, and in many cases by loss of capital that men who embarked rashly in the business found this out. As in the case of all trades, an apprenticeship must be gone through.

A tenant could only hope for success on selected areas, where soil and situation were favourable, near a railway station and with security of tenure—say a lease of at least 30 years—with a distinct understanding as to compensation at the end of the tenancy.

Given capital, a landlord who would find the trees, some knowledge of the business, and a favourable spot on which to commence, there was no doubt that many a tenant farmer might augment his income by planting a small acreage of fruit to commence with, and, by gradually feeling his way, might establish a good business. The landlord would be increasing the value of his estate and the labourer would find a greater inducement to remain on the land.

In the vale of Evesham, the fruit-growing and market gardening industry was increasing, but the majority of the tenants were small holders of from one to ten acres, men who had been born and bred to the business, who worked themselves, and whose families all worked. On a change of tenancy as much as £80 to £100 per acre was often paid for tenant right. These men were of quite a different class, however, from the ordinary tenant farmer, and were, in his opinion, the men likely, by degrees, to take up favourable sites for fruit growing.

He would never advise persons, if they could help it, to plant fruit with borrowed capital; the interest would hang like a load round the neck of the business. It was much better to begin by planting a small area and to gradually feel one's way.

A case under the Market Gardeners Compensation Act, 1895, which had been tried before his Honour Judge Ingham, at Evesham County Court, that month, was, he thought, so interesting that he would venture to quote the report, if he might be permitted to do so.

WOODWARD *v.* CLARK.

Woodward claims for trees and bushes planted in 1891-2, and subsequent to September 29th, 1894; also for vegetables planted in 1896, and for buildings erected in October, 1894, and in 1895.

Claim is under Agricultural Holdings Act, 1893, and Market Gardeners Compensation Act, 1895.

Woodward took a farm of 100 acres in 1887, tenancy of which was determined at September 29th, 1894, by notice from both landlord and tenant. Woodward took on four acres from September 29th, 1894. There was a farm agreement dated 29th September, 1887, but there was no agreement from September 29th, 1894, for the four acres.

The judge said: "Taking Section 4 of the Market Gardeners' Compensation Act by itself, I think the true construction of it is this: That where "under a contract of tenancy current on January 1st, 1896, the holding "is at that date used as a market garden with the knowledge of the land-

“ lord, and the tenant holding under that contract has in that capacity
 “ executed thereon certain things ; in other words the section seems to me
 “ taken by itself to apply only to improvements executed by the tenant
 “ during the contract of tenancy current at the commencement of the Act.
 “ But then you have Section 58 of the other Act, which is to be read with
 “ it, and the effect of that section is that, where there is a market garden
 “ tenancy current at the commencement of the 1895 Act, then the right to
 “ improvement is not taken away merely by the fact that there has been a
 “ change in the holding if the holding has been a holding of the same
 “ nature before. In other words the Act does not seem to me to apply
 “ except to a case where there is a series of what I may call market garden
 “ holdings. Looking at the working of Section 58, it only applies where
 “ the holding is continued. I am not going to say that it is necessary in
 “ every case for the whole land that is held in the first tenancy to be held
 “ also in the second ; I don’t think that is necessarily so, but I think in
 “ the present case, where the land was originally a hundred acres, and the
 “ land on the second tenancy is only four, that alone is not a con-
 “ tinuance of the holding occupied under the first tenancy. But assuming
 “ that it is, and assuming that I am wrong there, I don’t think that the
 “ improvements executed under a farming tenancy are in the contempla-
 “ tion of the Act at all. I think, therefore, reading the two sections
 “ together, in the present case the tenant is not entitled to improvements
 “ executed before Michaelmas, 1894. And, further, as regards buildings
 “ erected in 1894 and 1895, and vegetables planted after notice to quit had
 “ been given, his honour said that in this case the tenant had, at the
 “ commencement of the Act, executed certain improvements, among
 “ others the buildings ; that being so, it seems to me that under Sec-
 “ tion 4 I must treat the case as if there had been a written agreement
 “ under Section 3, which gives the tenant the right to compensation for
 “ certain improvements, that is, subject to Section 50 Agricultural
 “ Holdings Act, the effect of which is not to deprive him of compensa-
 “ tion, but to say he shall not be entitled to it for improvements made
 “ after notice to quit. It was suggested that he might be entitled to this
 “ compensation under the custom of the country ; as to that I do not
 “ know, but it seems to me clear that the award was confined to the
 “ tenants’ claim which he made under the Market Gardeners’ Act ; that
 “ being so, I think that the claim in that part of 1896 must fail.”

There would, no doubt, be a number of cases under
 this Act. What he (Mr. Wise) thought was to be
 learned from this case was that a man holding land
 under a farm agreement was not entitled to compensa-
 tion for any fruit he might have planted previous to the
 commencement of the Act, except under the Agricul-

tural Holdings Act, 1883, and then only if he had the written consent of the landlord to such planting, nor was he entitled to compensation for fruit or vegetables planted after the commencement of the Act unless he had an agreement in writing that land planted with fruit or vegetables was let or treated as a market garden. This confirmed what Mr. Hooper had said in his Paper.

Mr. J. H. SHERWIN (Fellow) said he was sure the members of the Institution were all anxious to assist farmers to realise the produce to the greatest possible benefit, and with a view of showing how this might be practically done he would like to give a few facts.

As the reader of the Paper said, the method of disposing of produce in Herefordshire had been formerly by higglers.

The Corporation of Hereford, finding that the farmers were not getting full value for their fruit, decided, in the year 1894, to start a market.

The fruit-growers sent their produce in every possible kind of receptacle to market, and although the fruit was of very good quality, they could not obtain a satisfactory price. In 1895 the corporation started the provision of hampers of uniform size. They began with 1,000, which they let at 1*d.* each per week to growers and buyers.

In 1895 there was an excellent market, and buyers began to come in from distant towns. In 1896 the market was still more frequented, not only by dealers, but

by wholesale buyers and people who bought for the purpose of selling to their customers, competing one against another. The success of the experiment was so great that the Corporation of Hereford had decided for the next season to erect buildings solely for the purpose of selling fruit by auction for about four months in the year, at a cost of £750. He felt that this was a practical effort on the part of a body like a city corporation, and one that ought not to be lost sight of.

Mr. HOOPER in reply said that with reference to Mr. Radcliffe Cooke's criticism of his remarks on cider making he might mention that, in Kent, the largest and best apples sold fairly well even in abundant years, but it was the small and inferior apples, not worth sending to market, from which he proposed to make cider. While in Herefordshire, cider was sold at 1s. a gallon, 1s. 3*d.* to 1s. 6*d.* could be obtained locally for Kentish cider. He believed he was right in saying that in America cider was made entirely from the small sized dessert and cooking apples without any special cider sorts, and he understood that in London the American cider was preferred to that from the West of England. His experience was that cherries would thrive best on cultivated land for the first six or seven years, after which they were better under glass.

In reply to Mr. Wise, to whom the members were greatly indebted for his very practical remarks and statistics, he might explain that on the farm referred to in the Paper a considerable area of vegetables was grown as well as fruit, which helped to swell the labour bill.

He thanked the members for their patient hearing of his Paper on a subject he had very much at heart.

The vote of thanks having been put and carried unanimously, the Meeting adjourned.

LONDON—AN APPRECIATION.

BY WALTER SIMMS, FELLOW.

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, on Monday, April 5th, 1897.*

DANIEL WATNEY (President) in the Chair.

I have seen the greatest wonder which the world can show to the astonished spirit ; I have seen it, and am more astonished than ever—and still there remains fixed in my memory that stone forest of houses, and amid them the rushing stream of faces, of living human faces, with all their motley passions, all their terrible impulses of love, of hunger, and of hate—I am speaking of London.—HEINE, 1828.

In the first volume of Boswell's immortal *Life of Johnson* occurs the following well known passage penned by the biographer :

“ I have often amused myself with thinking how
“ different a place London is to different people. They,
“ whose narrow minds are contracted to the consideration
“ of some one particular pursuit, view it only through
“ that medium. A politician thinks of it merely as the
“ seat of government in its different departments ; a
“ grazier, as a vast market for cattle ; a mercantile man,
“ as a place where a prodigious deal of business is done
“ upon 'Change ; a dramatick enthusiast, as the grand
“ scene of theatrical entertainment ; a man of pleasure,
“ as an assemblage of taverns and the great emporium
“ for ladies of easy virtue. But the intellectual man is
“ struck with it as comprehending the whole of human
“ life in all its variety, the contemplation of which is
“ inexhaustible.”

Thus forcibly is pointed out the impossibility of comprehending the vast subject as a whole, and if the contemplation proved inexhaustible one hundred and thirty years ago, how vastly has this increased now that we have arrived within measurable distance of the end of the nineteenth century. Be our views generous or narrow, be our opportunities small or great, to none of us is given the power to see or understand beyond the more or less circumscribed circle governed by our own outlook and powers of perception. We may mix freely in society, yet our next door neighbours on either side remain as blankly unknown to us as though an ocean intervened: we go our accustomed round, and nineteen-twentieths of our metropolis is to most of us an unexplored country, where we should grope in vain to discover our unguided way,—occupied by fellow citizens of whose affairs we have no knowledge, in whose happiness or health or general well-being we take no more interest than if they were living in San Francisco or Yokohama. And, as to knowing London, how many of the countless thousands who daily throng Cheapside see, or, even if seeing, bestow an intelligent thought, upon Wren's matchless spire? Who of us could say, off-hand, how many Trafalgar Squares it contains, or correctly localise Regent Circus?

It must of necessity be so. The vast cosmos, "a mighty maze, though not without a plan," cannot be dealt with as a whole, though it may always be most profitably studied in phases of its endless detail. To-night I ask your kindly attention while I endeavour to look at one or two aspects of the subject, through appreciative glasses, from a surveyor's point of view.

One of the difficulties in the way of gaining an even moderately adequate grasp of the subject lies in that

indifference to familiar sights and surroundings which may almost be called a common failing of mankind. That which is always with us is seldom or never valued at its proper worth. If a visit to the British Museum or the Tower necessitated a long expensive journey by sea or land, no travelling Londoner would omit, guide book in hand, to laboriously search out their glories. But the average dweller in London, as a rule, lets Great Russell Street and the Minories severely alone, the occasional visit to town of a country cousin being perhaps the only means of arousing his torpid interest.

In one of his finest sonnets, Wordsworth, speaking of the scene from Westminster Bridge at daybreak, declares that "earth has not anything to show more fair." Few of us, I venture to think, have taken occasion to test the correctness of this statement, and, save for an occasional belated reveller, the rapture so well within our reach is left to market gardeners and the police.

Speaking of another, Waterloo Bridge, Canova is said to have thanked Heaven that he was spared to gaze upon so noble, so perfect a structure. Its nobility and perfection may not have perhaps even occurred to some of us who see it every day.

And this brings us to that large section of mankind, that, apart from indifference, actually has no power to see, no mind to grasp, no instinct to appreciate, whatever there may be that is good and beautiful.

To this John Ruskin, with accustomed eloquence, bears strong testimony. "It is a strange thing how little, in general, people know about the sky. It is the part of creation in which nature has done more for the sake of pleasing man, more for the sole and evident purpose of talking to him and teaching him than in

“ any other of her works; and it is just the part in
 “ which we least attend to her—there is not a moment
 “ of any day of our lives where nature is not producing
 “ scene after scene, picture after picture, glory after
 “ glory, and working still upon such exquisite and
 “ constant principles of the most perfect beauty, that it
 “ is quite certain that it is all done for us and intended
 “ for our perpetual pleasure. Sometimes gentle, some-
 “ times capricious, sometimes awful, never the same for
 “ two moments together, almost human in its passions,
 “ almost spiritual in its tenderness, almost divine in its
 “ infinity. . . . Yet we never attend to it, we never
 “ made it a subject of thought. . . . If, in our moment
 “ of utter idleness and insipidity, we turn to the sky as
 “ a last resource, which of its phenomena do we speak
 “ of? One says it has been wet, another it has been
 “ windy, and another it has been warm. Who, among
 “ the whole chattering crowd, can tell me of the forms
 “ and the precipices of the chain of tall white mountains
 “ that gilded the horizon at noon yesterday? Who saw
 “ the narrow sunbeam that came out of the south, and
 “ smote upon their summits until they melted and
 “ mouldered away in a dust of blue rain?”—and so
 forth.

Of a far different class are they, that somewhat numer-
 ous body, whose warped view and distorted judgment find
 best expression in persistent and ungenerous detraction.
 There is a trick in the cheap sneer and affectation of
 malice that, in many writers, appears, it would seem, to
 them to adequately compensate for the lack of eloquence
 and wisdom. To find no merit where others approve
 argues an innate sense of self-superiority that exercises a
 fatal charm on these weaker natures. Let me cite two
 instances.

One of the most persistent of the vilifying tribe was William Cobbett, the violent politician who flourished at the commencement of the century. He could seldom bring himself to speak of London by its proper name. Why should he, indeed, seeing that to call it "the Wen" (always with a capital W) was so much more descriptive and appropriate?

"In quitting the Great Wen," he tells us in his *Rural Rides*, "we go through Surrey more than half the way to Lewes, from St. George's Fields, which are now covered with houses nearly half the way, and the whole way is nine miles. There are, erected within these four years, two entire miles of stockjobbers' houses on this one road, and the work goes on with accelerated force . . . and these rows of new houses added to the Wen are proofs of growing prosperity, are they? But how is this Wen to be *dispersed*? I know not whether it is to be done by knife or by caustic; but, dispersed it must be!"

And again:

"But what is to be the fate of the great Wen of all? the monster, called by the silly coxcombs of the press 'the metropolis of the empire.' The dispersion of the Wen is the only real difficulty that I see in settling the affairs of the nation and restoring it to a happy state."

This is reasonable enough. Could our cross-grained friend appear once more amongst us, which heaven forefend, the absence, even yet, of any signs of "dispersion" would logically account to him for all the misery and trouble we have to endure.

To avoid monotony he finely varies his terms of abuse. Thus we have "the all-devouring Wen," "the suffocation of this smoking and stinking Wen," "the

“infernial Wen,” “the smoke from that infernial Wen;” he even, in his concise way, endows it with sanguineous attributes, and, starting off for town, cries moodily, “Now for the Wen and its villainous corruptions.”

Driving on one occasion near Swindon, his farmer’s heart rejoiced (he was a great farmer amongst many other things) at the sight of “four score oxen, grazing upon one farm, and all nearly fat!” Rejoiced, though for one transitory moment. Then came the bitter reflection: “The great pleasure with which the contemplation of this fine sight was naturally calculated to inspire me, was more than counterbalanced by the thought, that these fine oxen, this primest of human food, was, aye, every mouthful of it, destined to be devoured in the Wen, and that, too, for the far greater part, by the Jews, loan-jobbers, tax-eaters, and their base and prostituted followers, dependents, purveyors, parasites and pimps, literary as well as other wretches, who, if suffered to live at all, ought to partake of nothing but the offal, and ought to come, but one cut, before the dogs and cats.”

He similarly groans at “the produce being nearly all carried to Hungerford, in order to be forwarded to the Jew devils, and the tax-eaters, and monopolisers in the Wen.” *

* It is sad to see Lord Rosebery following in the same vein. We quote from the *Westminster Gazette*, March 2, 1895. “LONDON ONE AND INDIVISIBLE.—I am always haunted by the awfulness of London, by the great appalling effect of these millions cast down, as it would appear by hazard, on the banks of this noble stream, working each in their own groove, and their own cell, without regard or knowledge of each other, without knowing each other, without heeding each other, without having the slightest idea how the other lives, the heedless casualty of unnumbered thousands of men. Sixty years ago a great Englishman, Cobbett, called it a wen. If it were a wen then, what is it now? A tumour, an elephantiasis, sucking into its gorged system half the life, and the blood, and the bone of the rural districts. These men come flocking into the streets of

And what was this overgrown outrage, the very thought of which could arouse such feelings of ungovernable ferocity? The foregoing extracts are taken from *Rural Rides*, published in 1822, 75 years ago. At this date there was open country south-west of the grounds of Buckingham Palace, and west of the Edgware Road—the newly formed Regent's Park was almost entirely surrounded by vast open spaces, extending to the distant hamlets of Hampstead and Highgate—Camden Town a mere sprinkle of houses with “Mother Redcap” as its *Ultima Thule*; Bethnal Green for the most part a green indeed; Hoxton a suburb surrounded by fields, and vainly endeavouring to stretch as far northward as the Regent's Canal, the canal itself meandering for almost its entire length through green meadows; the City Road traversing country spaces, here and there sparsely covered; Kentish Town and Hampstead out in the wilds; “merrie” Islington a straggling village, with an occasional fringe of houses fronting its two chief roads; Bow, Old Ford, Hackney, Clapton, and Dalston, segregated villages miles away from town; Peckham, Camberwell, Brixton, Battersea, tiny self-contained communities; Rotherhithe a mere skirting of riverside factories and houses, with no buildings worth speaking of to the south.

Shade of Cobbett, to think of the miraculous change that has been wrought well within the lifetime of thousands of men and women yet with us!

Mr. Grant Allen, our other example, is a voluble and vivacious writer, with a facile method and a rapidity of

London without any particular object, without any particular idea of what they are to do when they get there, and they go to swell this overgrown conglomeration which has gone on unregarded by statesmen, except for its vote in Parliament; without any municipal community or idea until the London County Council came and breathed life into it.—LORD ROSEBURY.”

production reminding one of the conjurer, who, with lightning speed, reels miles of multi-coloured ribbon from an apparently empty hat. He has a pretty wit and an incisive manner; witness the subtlety of his sarcasm in christening London "a squalid village," "squalid" the sole determining adjective, "village" the apt and witty noun. And it must be remarked that this is no chance conceit torn from a redeeming context. It is deliberately chosen as the title itself of a paper written upon London. The phrase occurs again and again with a "damnable iteration" that Cobbett himself might envy. For example: "London and Paris are not alike 'in kind. One is a city, and a noble city, the other is 'a village, and a squalid village.'" He feels bound at last to excuse himself for his own phrase, as though he detected a spurious ring about it. "I will spare 'you the further repetition of the trite truism that 'London is a squalid village.'" For this relief much thanks indeed.

There is not a street in London, he tells us, worthy of the name, "with the solitary and not very brilliant 'exception of the Embankment.'" This Little Londoner has evidently no knowledge of Portland Place or Northumberland Avenue, or Whitechapel High Street. In his bitterness he will not allow American visitors to come near the place, or at least does his utmost to prevent them. "I always say to Americans who come to 'Europe, 'When you go to England, don't see our towns, 'but see our country. Our country is something unequalled in the world: while our towns!—well, any-way, keep away from London'"—that is to say, if, during their stay, they feel the imperative necessity of doing a little shopping, or going to the theatre, he will allow them, under strict protest, to spend an occasional

day or so in Oxford, Bath, or Brighton; but on London he places his stern *tabu*—never must they have the opportunity of shaking off from their feet the dust of the accursed city.

He plays with his fantasy as a child with a doll. He has made this bogey—this “thing of rags and “patches”—his fetish, and if ever the humour seizes him to cut it open, he will find it stuffed with sawdust.

For, we may ask, in sober seriousness, is what he says on this head really witty? Is it moderately sensible? Above all, is it in the least degree true? Does not the opposite rather hold good? Would not most wise men, if given their choice of one spot on earth wherein they might permanently abide, select London, in spite of its mismanagements and mistakes, its fogs and its vested interests?

It is not to our purpose to speak here of those who happily have found London more to their liking, though a passing reference may perhaps be allowed to Dr. Johnson, who “redressed the balance” with all the strength of his uncompromising nature. He “loved the “very stones of Fleet Street.” “His love of a London “life was so strong,” Boswell tells us, “that he would “have thought himself an exile in any other place, particularly if residing in the country.” He says himself, “The town is my element; there are my friends, there “are my books, and there are my amusements.” “To “one that has passed so many years in the pleasures “and opulence of London, there are few places that can “give much delight.”

And it may be mentioned that in London scenes and surroundings, its Chelsea foreshore, shipping, and craft, its buildings and bridges, its mists and sunsets, Turner found ceaseless inspiration for his matchless pencil,

while the walls of every picture exhibition bear ample testimony to the strong appeal that the metropolis makes to the artistic temperament.

Let us now endeavour to arrive at something like a partial comprehension of what has been done in the course of a generation—that is to say, since 1869, twenty-eight years ago—towards the improvement and development of London for the added happiness and comfort of its citizens and guests.

The great works of the Holborn Viaduct and Victoria Embankment appear to have stimulated a new era of enterprise and liberality, all tending to make London more worthy of her illustrious name. The impetus then given has proved to be a continuing one, as is evidenced by the record, forming Appendix A, of some of the principal work carried out since that time.

It is obvious that the record contained in the Appendix makes no attempt whatever at anything like completeness, and may rather be taken as a sample of good work done, the great bulk consisting perhaps of smaller and unrecorded items. For instance, it makes no mention of new churches, clubs, theatres,* polytechnic and other institutions or private buildings. Hardly any reference is made to hotels, railway and other stations: it scarcely touches upon the great question of the amusements of the people, and, with few exceptions, it ignores private munificence, and the work of charitable and benevolent societies.

* As an evidence of the increase in the conveniences and amenities of life, it may be mentioned that in the *London Directory* for 1871, under the head of "Clubs (other than workmen's)," are 88 entries; in 1897 they number 274, with 145 in addition for the "Workmen." It is curious that the number of theatres scarcely varies, 40 now as against 37 then. But of those, several being small and obscure, eighteen—practically half—have disappeared, so it is patent that twenty others have taken their places in twenty-five years.

In dealing with the many means adopted to the end of improving the health, well-being, and happiness of London, the great question of parks and open spaces—"lung spaces" as they have been most aptly termed—must always be a prominent consideration. It was the custom of wealthy Roman patricians to attach large private tracts of cultivated land to their town mansions or villas. Improving upon this, the modern European method has been to throw such tracts, in and about urban districts, open for popular enjoyment, and keep them carefully tended and cared for at the public cost. It is difficult to conceive anything more beautiful than the spectacle afforded with every recurring spring and summer time by our London parks for the free gratification of all who care to enjoy them. The privilege has always been greatly valued, more especially, perhaps, as may be naturally imagined, by Londoners. When Queen Caroline asked Mr. Pitt (the "heaven-sent minister," afterwards Earl of Chatham), how much it would cost to convert the public parks into private grounds, "Three crowns, your Majesty," was the significant reply.

The following schedule of the principal parks and large spaces, situated within the comparatively narrow compass of a five mile radius from Charing Cross, appears to show that London has fairly well looked after the best interests of her citizens and visitors in this important respect, the numerous smaller open areas being dealt with later on.

A circular survey, starting from the north, eastward, gives the following result:—

	Approximate Areas.			
Finsbury Park, opened in 1864 -	-	-	-	115
Highbury Fields, acquired in 1885 -	-	-	-	28

		Approximate Areas.
Clissold Park, acquired in 1889-	- - - -	55
Hackney Downs	41 $\frac{3}{4}$	} acquired in 1882 160
Well Street Common	21 $\frac{3}{4}$	
London Fields	26 $\frac{1}{2}$	
North Mill Field	23 $\frac{1}{4}$	
South Mill Field	34 $\frac{1}{4}$	
Stoke Newington Common	5 $\frac{1}{4}$	
Clapton Common	7 $\frac{1}{2}$	
Victoria Park, originated by Act passed in 1841, completed and opened to the public in 1845	- - - -	244
Southwark Park, opened in 1869	- - - -	63
Peckham Rye Common	64	} opened in 1882 - 72
Goose Green	6 $\frac{1}{4}$	
Nunhead Green	1 $\frac{1}{2}$	
Kennington Park, opened in 1852	- - - -	20
Camberwell New Park	- - - -	14 $\frac{1}{2}$
Albert Embankment Gardens, opened in 1869	- - - -	1 $\frac{1}{2}$
Victoria Embankment Gardens, opened in 1870-	- - - -	12
Lambeth Palace	- - - -	21
Dulwich Park, opened 1888	- - - -	72
Vauxhall Park -	- - - -	11
Kennington Oval	- - - -	14
Brockwell Park, opened in 1891	- - - -	78
Tooting Bec Common, opened in 1873	- - - -	144
Tooting Graveney Common, opened in 1873	- - - -	63
" " added in 1893	- - - -	3 $\frac{1}{2}$
Clapham Common	- - - -	220
Battersea Park, opened in 1858-	- - - -	185
St. James' Park	} enclosed by Henry VIII. in 1530 {	90
Green Park		60
Chelsea Hospital Grounds-	- - - -	30
Wandsworth Common	- - - -	173
Spencer Park, Wandsworth	- - - -	8
Hurlingham Park	- - - -	45
Fulham Palace and adjoining grounds	- - - -	68
Barn Elms Park (part of)	- - - -	35
Hyde Park, formed from the ancient Manor of Hyde, which belonged to the Abbey of Westminster, and became Crown property at the Dissolution in		

	Approximate Areas.
1535, sold by Parliament in 1652, resumed by the King at the Restoration in 1660 - - -	388
Kensington Gardens, including the Gardens of Ken- sington Palace, the birth-place of Queen Victoria	212
Holland Park and adjoining open spaces - - -	115
Ravenscourt Park, acquired in 1887 - - -	32
Wormwood Scrubs, transferred from War Office 1879	193
Little Wormwood Scrubs, acquired in 1886 - -	122
Kensal Rise Athletic Ground - - - - -	22
Queen's Park, Kilburn - - - - -	26
Paddington Recreation Ground - - - - -	28
Brondesbury Park - - - - -	26
Temple Park, Finchley - - - - -	21
Lord's Cricket Ground - - - - -	13
Hampstead Heath, acquired by Metropolitan Board of Works in 1872 - - - - -	240
Parliament Hill - - - - -	267
Regent's Park, originally formed a portion of the ground attached to a palace of Queen Elizabeth in Marylebone (pulled down in 1791), acquired by the Crown in 1803 and 1811, and laid out under the direction of Nash, the architect - -	450
Primrose Hill Park - - - - -	60
Waterlow Park, opened in 1889 - - - - -	26

Thus we find within the five-mile radius an aggregate of no less than fifty-three ground areas, apart from cemeteries, square gardens, and private grounds, nearly the whole of them greatly exceeding twenty acres in extent, representing a total of about 4,246 acres, being an average of over eighty acres each, and all within half-an-hour's drive from Charing Cross. And immediately beyond this radius stretch the vast spaces of Richmond Park, Wimbledon Common, Greenwich Park, Blackheath, and the Crystal Palace.

The limits of this paper do not allow of more than a summary of the principal open areas within the four-mile

radius, ranging from the vast space occupied by the River Thames down to cemeteries, churchyards, canals, square gardens, recreation grounds, &c. A careful survey in detail shows that these represent a total area of 7,975 acres, the total area comprised within the radius being 32,163 acres.

A comparison of these figures will establish the significant fact that within a four-mile radius of Charing Cross, the so-called occupied areas, comprising streets, houses with their forecourts and gardens, &c., are very little more than four times the extent of the open spaces. In other words the "lung spaces" of London approximate very closely upon twenty-five per cent. of its total area. If extended beyond the arbitrary four miles, the vastly increasing ratio becomes of course at once apparent.

Apart from the great parks, London is liberally endowed with broad gardens, generally appertaining to the "squares," all well-preserved and tended, making for healthiness and fresh air, pleasant to the eye, and free of access to those who are privileged to enjoy them. That portion of central London generally known as Bloomsbury may be cited as an example. Within an area of about three-quarters of a square mile are grouped Russell, Bedford, Torrington, Gordon, Euston, Woburn, Tavistock, Regent, Brunswick, Mecklenburgh, Queen, and Bloomsbury Squares, the Foundling, the British Museum, the University College grounds, and the garden of Burton Crescent; sixteen valuable breathing spaces, and pleasure resorts, aggregating an area of about 78 acres very nearly one-sixth of the whole space. Of late years there has happily been a growing tendency to throw open such enclosures, where practicable, for the free benefit of the public. A visit to Leicester Square or

Lincoln's Inn Fields will prove that they are most eagerly appreciated by those who need them most.

Dealing with smaller spaces, attention may well be directed to the admirable work effected by the Metropolitan Public Gardens Association. Upon the screen is a map of London, showing what the society's unceasing efforts have brought about, either through its own exertions, or in co-operation with others, since its establishment in 1882. Its beneficent mission is "to supply one
" of the most pressing wants of the poorer districts of
" London by providing breathing and resting-places for
" the old, and playgrounds for the young, in the midst
" of densely-populated localities."

How far it has succeeded may be judged by a reference to the 323 completed works, as shown, and the long list of operations either contemplated or at present in progress.

Well deserving of notice, too, is the Kyrle Society, which aims at "bringing beauty home to the people," and "to brighten, better, and beautify the lives of the
" poorer members of the community," and year by year it fulfils its mission by excellent work.

But the object of this Paper is to indicate and suggest, without much attempting to go into statistics or detail, though I am happy to leave this branch of the subject by referring to the table of "Parks and Open Spaces," of which I have fortunately been able to obtain an official copy. (See Appendix B.) It is a most remarkable document, showing not only what has been done for London in the way of open spaces under the auspices of the Metropolitan Board of Works and County Council since 1864, but giving some indication of the countless millions that have been expended upon the permanent improvement of the metropolis.

A return recently collated discloses some wonderful figures showing the contributions made by the City of London alone towards the improvement of the whole metropolis during the last half century. It has paid to the Metropolitan Board of Works £1,666,606, the London County Council £1,154,902, the London School Board £2,350,498, the Common Poor Fund £1,612,310, and the Metropolitan Asylums Board £772,613. The City police has, since 1839, cost the ratepayers of the city £2,749,641, and the Corporation out of its own funds £916,587, making a grand total of £11,223,277. In other words, this insignificant-looking spot on the map of London has, for the benefit and permanent improvement of the metropolis, for the last fifty years (including police cost since 1839) expended an average daily sum of £614 11s. 5d., including Sundays and leap years.

The countryman's vague idea of the capital of his native land may be almost said to be stereotyped into the phrase, "a wilderness of brick and mortar." He always learns with surprise that from Charing Cross, its typical centre, stretches a system of parks in which he can roam at pleasure or walk for three miles in one uninterrupted straight line.

A wilderness of brick and mortar ! Let us take him to Adelphi Terrace, a stone's throw from the Cross itself, and what shall he see ?

Turning its back upon the Strand, the picturesque group of buildings fronts a panorama such as perhaps no other city in the world can present. Far away in the east rises the great dome of St. Paul's, dwarfing by comparison the Monument, that "like a tall bully lifts 'the head and lies," the historic Tower, and the great Tower Bridge ; the eye follows the curve of the Victoria Embankment—one of the glories of modern engineering

skill—past the Temple and its gardens, past the classic façade of Somerset House, high placed and stately, past the mysterious monolith that looked down on the victories of Thothmes and Sesostris, rapt from Egyptian sands after thirty-three centuries, abandoned to a mid-ocean tempest, and recovered, to find here at last so strange a home, and so on westward to Westminster's old Abbey and the towering Houses of Parliament, to St. Thomas's Hospital, and the venerable pile of Lambeth Palace, fronting the long line of the Albert Embankment.

At our feet are the Embankment gardens, beautiful now, and growing every year in attractiveness and yield of foliage and flowers; thronged, too, on summer evenings by crowds enlivened by frequent strains of music. The sweep of the Embankment is emphasised by its avenue of plane trees, and filling the middle distance is the mighty Thames, alike the parent of England's greatness and the humble minister to her wants. The great waterway is crowded with ever-moving, ever-varying craft, replete with animation and interest, and, for contrast, the view is closed in, far away south, by the peaceful green slopes of the Surrey hills, crowned by their great Palace of Crystal. All that is needed to complete the picture is one of those frequent sunsets that are deepened and glorified by the London haze and smoke.

And this scene is invested with a significance—a sentiment, if you will—that is of the essence of its interest. It palpitates with humanity. The daytime air is incessantly and for ever laden with the throbbing, half-stifled, pathetic roar that tells of millions at their daily toil, living out their appointed lives in gladness or in sorrow—a hundred births and a hundred deaths be-

tween every daybreak and sunset—tragedy and farce jostling themselves under our very eyes, could we but see them: the whole drama of human life being played here, as indeed all the globe over, except that here, surely, it is quickened and intensified as never before in the history of the world.

Coming to the future, there appear four great essentials to be steadfastly and efficiently regarded, namely, the *preservation*, the *restoration*, the *enlargement*, and the *beautifying* of the Metropolis. As matters now stand these come within the purview and control of the County Council. While referring to that great body with the utmost respect, there would seem to be valid reasons why such work as is now indicated should be delegated to other properly appointed hands. The councillors as a body can in no sense be regarded as specialists, and surely if ever work required special treatment by experts, that work is the control and management of London. Every three years brings about vital changes in the constitution of the Council, thus rendering impossible such continuing policy as is of the essence of good government. And, lastly, best reason perhaps of all, they have several other matters to attend to.

It is impossible to doubt that, under the control of a properly constituted authority, London in the past must have enormously improved upon its condition as at present. A way would have been found ere now from the Strand through Spring Gardens into the Mall, opening up south-west London by direct communication—the grand Embankment prospect would not have been permanently ruined by the unscreened abominations at Charing Cross and Cannon Street—we should have been spared the hideousness of sky-signs and desecrating night advertisements. Above all, we should have ap-

proached a settled order and design in our chief thoroughfares, whose ragged and amorphous incongruities hamper locomotion and trade, wound the artistic soul, and give chief occasion for the enemy to blaspheme.

Such a form of government as I have ventured to refer to involves nothing Utopian or impossible—for, in my judgment, it already exists in our midst, and only needs the necessary mandate to start it upon its beneficent career, and endow Londoners with new heart and hope.

It exists in the members of the Council of this Institution, who, of all men in the world, are surely the most fitted for such work and service. Their position proves their capacity. Their tenure of office would ensure that permanent, enduring, continuing policy and system of which I have already spoken. They could count on the cordial co-operation of the cognate societies of architects and engineers, many of whom they number in their ranks, and, specially, as there is not one acre in the metropolitan area that is not intimately known to one or more members of our body, they could command the best expert opinion and advice in whatever direction their energy and work was needed.

This ends my paper, but I yet want to add a postscript. My efforts have been to show that London in the past—owing to the action of corporations, companies, boards, private benefactors, and others—has had much to be thankful for. The text upon which I have been preaching (though it comes at the wrong part of the sermon) is to the effect that the past should act as a direct spur and impetus to yet greater, yet more successful efforts in times to come. The London of the not far distant future is, we are told, to afford a home for 11,000,000 or

12,000,000 citizens. London is the casket that holds the bulk of the world's treasure—the casket must always be treated as worthy of its trust.

Civis Romanus sum was the proud boast of the emancipated Roman citizen. Some day it will be the dearest privilege of the Londoner to boast as his birth-right that he is a pure-bred cockney.

For we are indeed citizens of no mean city. The apostolic words that rang out on Mars Hill nineteen hundred years ago could be repeated with added force and doubled meaning by our Lord Mayor in his London Mansion House to-morrow.

APPENDIX A.

1869	Nov.	6.	Inauguration of Holborn Viaduct and New Blackfriars Bridge by the Queen.
1870	May	11.	Opening of London University by the Queen.
	„	14.	Opening of the New Hall in the Inner Temple by Princess Louise.
	July	13.	Inauguration of Victoria Thames Embankment by the Prince of Wales.
	„	16.	International Workmen's Exhibition, Islington, opened by the Prince of Wales.
	Oct.	27.	New City Library and Museum founded close to the Guildhall.
	Nov.	29.	London Education Board elected.
1871	Mar.	29.	Royal Albert Hall opened by the Queen.
	May	1.	First Annual International Exhibition, S. Kensington, opened by Prince of Wales.
	June	21.	St. Thomas' Hospital opened by the Queen.
	„	29.	Hampstead Heath purchased for £45,000.
	Aug.	5.	Tolls on Commercial Road, E., abolished.
	Nov.	3.	Transfer of Columbia Market by Baroness Burdett-Coutts to the Corporation of London.
	„	4.	Queen Victoria Street opened.
	„	20.	St. Andrew Street, &c., opened.
1872	June	24.	Bethnal Green Museum opened by the Prince and Princess of Wales.
	July	1.	Opening of the Albert Memorial by the Queen.
	Aug.	3.	First Stone laid of the Workmen's City, Shaftesbury Park Estate, by the Earl of Shaftesbury; opened July 18, 1874.
1873	Feb.	1.	Kew Bridge opened free from toll.
	May	24.	Opening of Alexandra Palace and Park.
	Dec.	10.	First Meeting of London School Board.

- 1873 Dec. 10. £10,000 voted by the Corporation to buy Upton Park, West Ham.
- „ 18. National Training School for Music, foundation stone laid by the Duke of Edinburgh.
- 1874 Jan. 26. Opening of the front of St. Paul's Cathedral.
- July 2. Purchase of Northumberland House by Metropolitan Board of Works for £500,000.
- „ 3. Opening of Leicester Square garden.
- Oct. 17. Hospital Saturdays inaugurated.
- Nov. 15. The public rights to Epping Forest secured by the Corporation.
- 1875 Jan. 19. Congregational Memorial Hall inaugurated.
- May 1. Opening of Alexandra Palace (rebuilt after fire).
- July 11. Opening of Charing Cross Swimming Bath.
- „ „ Peabody donation fund at the end of the year amounted to £612,053 16s. 4d.
- 1876 Mar. 7. Opening of New Wing, London Hospital, by the Queen (cost Grocers' Company £20,000).
- „ 9. Unveiling of statue of Prince Consort (Albert Memorial).
- „ 18. Opening of Northumberland Avenue; cost, with surplus lands, £643,754.
- Sept. 27. Opening of Grocers' Company Schools; cost £15,000.
- Oct. 12. Opening of Great Eastern Street.
- 1877 Feb. 31. Reopening of Charing Cross Hospital after enlargement by the Prince and Princess of Wales.
- May 8. Opening of New East London Hospital for Children by H.R.H. Duchess of Teck.
- May 21. Foster bequest to S. Kensington Museum.
- June 8. Decision to spend £40,000 in decorating the Dome of St. Paul's.

- 1877 June 28. Recreation Grounds, Old St. Pancras and St. Giles in the Fields, opened by Baroness Burdett Coutts.
- 1878 Jan. Removal of Temple Bar.
- Sep. 12. Cleopatra's Needle placed on Embankment.
- Oct. 5. Waterloo and Charing Cross Bridges freed from toll.
- Nov. £37,000 received for sufferers by the "Princess Alice" Disaster.
- ,, 11. "City and Guilds of London Institute for the Advancement of Technical Education" constituted.
- 1879 Mar. 29. New Street between Shoreditch and Bethnal Green opened.
- June 24. Opening of School and other Buildings, Alexandra Orphanage, by the Prince and Princess of Wales.
- July. £3,500,000 authorised to be expended to this date on School Buildings by the London Board.
- Sep. 22. St. Paul's Cathedral Garden opened by the Lord Mayor.
- Oct. 20. British Museum lighted by Electric Light.
- Dec. 18. Holborn Town Hall opened by the Lord Mayor.
- 1880 June 7. Bond Street Arcade opened.
- ,, 24. Opening of Whitechapel Playground by the Prince and Princess of Wales.
- ,, " Opening of Albert and Victoria Docks by the Duke and Duchess of Connaught.
- ,, 26. The three remaining Toll Bridges over the Thames, viz.: Wandsworth, Putney, and Hammersmith, thrown open to the public. Ten bridges in all were freed by the Metropolitan Board of Works, at a cost of £1,377,325, the original claims having been £2,338,095. The redemption money was paid as follows: Waterloo Bridge, £474,200; Charing Cross, £98,540; Lambeth, £35,974;

Vauxhall, £255,000; Chelsea, £75,000; Albert and Battersea, £170,000; Wandsworth, £53,311; Putney, £58,000; Hammersmith, £112,000; Deptford Creek, £44,800.

- 1880 July 23. It was resolved to deepen the foundations of Waterloo Bridge at a cost of £40,000; to deepen the channel and enlarge the span of Vauxhall Bridge, £45,000; to rebuild Battersea Bridge, £250,000; to repair Wandsworth Bridge, £5,000; to rebuild Putney Bridge and improve the approaches, £300,000; and to reconstruct Deptford Creek Bridge, £20,000.
- 1881 Jan. 27. First Meeting of the Kyrle Society, presided over by Prince Leopold.
- Mar. 29. Exeter Hall purchased by the Young Men's Christian Association for £25,000, opened by the Earl of Shaftesbury.
- May 10. Prince Leopold laid First Stone of the City and Guilds of London Technical School, Cowper Street, Finsbury.
- June 6. Garden Ground adjoining Victoria Tower thrown open.
- July 18. Foundation Stone of City Institute laid by the Prince and Princess of Wales.
- 1882 Mar. 29. Baroness Burdett-Coutts laid the Foundation Stone of Westminster Town Hall.
- Sept. 23. Corner Stone laid of the New Addition to the British Museum (White bequest), £63,941 reduced by legacy duty to £57,572.
- Dec. 4. Opening of the New Law Courts by the Queen.
- „ 12. City of London School on the Embankment opened by the Prince and Princess of Wales.
- 1883 May 1. New Road opened connecting Hamilton and Grosvenor Places, cost £28,000.
- May 7. Royal College of Music, Kensington, opened by the Prince of Wales.

- 1883 May 10. New Central Fish Market opened by the Lord Mayor, cost £28,000.
- „ 12. Fisheries Exhibition, Kensington, opened by the Prince of Wales on behalf of the Queen.
- Oct. 21. Burnham Beeches purchased by the Corporation of London for a public recreation ground for ever, dedicated by the Duke of Buckingham.
- 1884 Jan. 25. The New Street from King William Street to the Tower opened.
- May 8. National Health Exhibition opened by the Duke of Cambridge on behalf of the Prince of Wales.
- July 23. Opening of St. Paul's School (rebuilt at Hammersmith), cost £100,000.
- Oct. 6. The Inner Circle of the Metropolitan Railway completed and opened for traffic. By its means also the Outer Circle brought the South Eastern and other lines south of the Thames into connection with the Metropolitan system.
- 1885 Mar. 31. Alexandra Palace and Park reopened.
- Apr. 21. Memorial Stone of Sion College and Hall laid.
- May 4. International Inventions Exhibition opened by the Prince and Princess of Wales.
- June 6. Albert Palace, Battersea, opened.
- „ 15. Sanatorium at Virginia Water (principally for the benefit of Londoners) founded by the late Mr. T. Holloway, whom it cost £300,000, opened by the Prince of Wales.
- July 4. Albany Memorial Hospital, Bloomsbury, opened by the Prince and Princess of Wales.
- „ „ Opening of the Birkbeck Institution by the Prince and Princess of Wales.
- 1886 Mar. 24. Foundation Stone of the Medical Examination Hall on the Embankment laid by the Queen.

- 1886 Apr. 17. Tilbury Docks opened, cost £3,000,000.
- May 1. Colonial and Indian Exhibition, Kensington, opened by the Queen.
- „ 29. Opening of New Putney Bridge by the Prince and Princess of Wales, cost £240,000.
- June 21. Prince and Princess of Wales laid First Stone of Tower Bridge, to cost £750,000.
- „ 25. Prince and Princess of Wales opened the New Wing of Queen Charlotte's Lying-In Hospital.
- „ 28. Prince and Princess of Wales laid Foundation Stone of Queen's Hall, Mile End Road, a portion of the People's Palace.
- „ 30. Opening by the Queen of the Royal Holloway College for Women, erected and endowed by the late Mr. T. Holloway at a cost of £800,000.
- „ „ Opening of New Wing to the Royal Victoria Hospital, Chelsea, by the Prince and Princess of Wales.
- 1887 Feb. 26. Charing Cross Road opened by the Duke of Cambridge.
- Mar 14. Alexandra House, Kensington, for Lady Students, opened by the Prince and Princess of Wales, erected by Sir Francis Cook, cost £150,000.
- „ 30. College of Preceptors opened by the Prince and Princess of Wales.
- May 14. Opening of the People's Palace by the Queen.
- „ 21. New Buildings at London Hospital opened by the Prince and Princess of Wales.
- „ „ Terrace Gardens at Richmond, costing the Vestry £30,000, opened by Princess Mary of Teck.
- „ 28. Opening of the Morley Wing, Tottenham Hospital, by the Prince and Princess of Wales.

- 1887 June 17. Foundation Stone of Shaftesbury House,
Home for Destitute Boys, laid by the
Prince and Princess of Wales.
- „ 21. Jubilee of Her Majesty the Queen cele-
brated in London.
- „ 22. Children's Jubilee Festival for 30,000
children.
- July 4. Foundation Stone of Imperial Institute
laid by the Queen.
- Oct. 14. Metropolitan Board of Works voted moiety
(not to exceed £152,500) of cost of 260
additional acres of Hampstead Heath,
and £25,000 towards the purchase of
Clissold Park.
- Dec. 10. Opening of Gymnasium at the People's
Palace by the Prince of Wales.
- 1888 Jan. 13. Guarantee of £20,000 by Four City Firms
to Incorporate a National Pension for
Nurses.
- „ 25. Reredos in St. Paul's Cathedral un-
covered, cost £30,000.
- June 4. Opening of the Irish Exhibition, Kensing-
ton, by the Lord Mayor.
- „ 7. Opening of Gymnasium of the Young
Men's Christian Association by the
Prince of Wales.
- July 17. Opening of New Buildings of the Northern
Central Hospital by the Prince and
Princess of Wales, cost £23,000.
- 1889 Mar. 23. First Free Thames Ferry opened at
Woolwich.
- May 4. Announcement at Royal Academy Ban-
quet that an anonymous donor (Mr.
Henry Tate) had offered to build a
National Portrait Gallery.
- „ 7. Foundation Stone of New Hospital for
Women laid by the Princess of Wales.
- July 24. Memorial Stone of the New Buildings,
Samaritan Free Hospital, laid by the
Prince and Princess of Wales.

- 1889 July 27. Constitution Hill Roadway thrown open to the public.
- Nov. 12. Sir Sydney Waterlow announced presentation of a Park of 29 acres at Highgate, and £6,000 to lay same out.
- Dec. A Parliamentary Return showed benefactions to Art Galleries and Museums, 1880-9, for Buildings £347,000, in Pictures and Money £559,000.
- Dec. 31. Letter from Anonymous Donor of his wish to establish a Hospital Convalescent Home and endow same with £100,000.
- 1890 Jan. 13. Prince of Wales took chair at Dinner of National Leprosy Fund.
- „ 28. British Museum Galleries lighted by electric light in view of being opened at night for the benefit of the working classes.
- Mar. 18. Prince of Wales opened New Municipal Buildings, St. Martin's-in-the-Fields.
The anonymous donor of £100,000 towards founding a Hospital Convalescent Home announced another anonymous donation of £50,000.
- „ 21. Acre of freehold ground presented by Lord Cadogan for erection of dwellings for the poorer classes.
- „ 26. Mr. Gladstone opened new Medical College, Guy's Hospital.
- June 26. Dulwich Park (26 acres), the Gift of Dulwich College, opened by Lord Rosebery.
- July 4. The Princess of Wales at Marlborough House received 700 representative nurses who had joined the National Pension Fund.
The Queen visited the Military Exhibition at Chelsea Hospital.
- „ 7. Vauxhall Park opened by the Prince and Princess of Wales.

- 1890 July 8. First Stone of Royal College of Music at South Kensington laid by the Prince of Wales.
- „ 21. New Battersea Bridge opened by Lord Rosebery; cost £143,000.
- Oct. 22. Lord Mayor laid first stone of new Fruit and Vegetable Market, Farringdon Street.
- Nov. 4. Prince of Wales opened first Electric Railway in England between City and Stockwell, passing under the Thames.
- 1891 Feb. 12. Mr. Gladstone opened new Public Reading Room, St. Martin's-in-the-Fields.
- Mar. 19. £80,000 promised by Mr. Tate to build a new National Gallery of Modern Art.
- May 2. Prince of Wales opened Royal Naval Exhibition.
- June 24. Duke of Connaught laid Foundation Stone of the Church House, Westminster.
- July 20. Prince of Wales laid Memorial of Battersea Polytechnic.
- „ 25. Princess of Wales received at Marlborough House representatives of the Second Thousand Nurses of the National Pension Fund, amounting to £100,000.
- Aug. 10. Prince of Wales opened the Congress of Hygiene and Demography at St. James' Hall.
- Oct. 17. Waterlow Park (20 acres), presented by Sir Sidney Waterlow, opened by Sir John Lubbock.
- Dec. 16. Bishopsgate Girls' School opened by the Chancellor of the Exchequer (Mr. Goschen).
- 1892 June 12. Opening of the Vegetable, Fruit, and Flower sections of Smithfield Central Market by the Lord Mayor in state. Cost of Markets erected by the Corporation since 1875, £1,800,000.
- Dec. 2. Site of Millbank accepted by Mr. Henry Tate for his gift of Pictures to the Nation.

- 1892 Dec. 7. Gift of £25,000 (Supplementary sum at the disposal of the Guinness' Trustees) by the Goldsmiths' Company to provide improved dwellings for the working classes.
- „ 15. Opening by Lord Rowton of buildings accommodating 470 persons at a cost of £30,000.
- „ 17. Prince of Wales laid the Foundation Stone of the Clarence Wing, St. Mary's Hospital, Paddington.
- „ 20. Prince of Wales presided at a meeting dealing with a surplus of £47,000 of Naval Exhibition Interest to be distributed in monthly grants.
- 1893 Feb. 4. Prince of Wales opened the South London Public Library presented by Mr. Henry Tate.
- April 5. Gift by Sir John Gilbert, R.A., of Oil and Water Colour Drawings by himself to Art Galleries of London, &c.
- May 13. Rev. W. Rogers laid the Foundation Stone of the Bishopsgate Institute for the use of the Poor of the neighbourhood.
- „ 29. Opening of the Laboratories at University College by the Duke of Connaught, cost £20,000.
- June 24. Prince and Princess of Wales opened New Wing of Great Ormond Street Hospital for Children.
- July 1. Prince of Wales opened the National Workmen's Exhibition at the Agricultural Hall.
- Sept. 15. Lord Brassey opened the New Central Hall and Buildings of the Working Men's Club, Clerkenwell, cost £20,000.
- Oct. 9. Prince of Wales opened the New South London Art Galleries, Camberwell, presented by Mr. J. Passmore Edwards.
- „ „ Duke and Duchess of York laid Foundation Stone of New Buildings of Missions to Seamen Society.

- 1893 Nov. 11. London County Council declared twenty-one thoroughfares open by removal of gates and bars.
- „ 20. Prince of Wales laid Memorial Stone of St. Bride's Foundation Institute.
- Dec. 13. Prince of Wales opened the Hugh Myddelton School, Clerkenwell.
- 1894 Feb. 24. Prince and Princess of Wales opened Battersea Polytechnic Institute. Cost £60,000, subscribed by Mr. Henry Tate and others.
- Mar. 19. Purchase by Trustees of five acres surrounding British Museum from the Duke of Bedford for £200,000.
- May. 2. Prince of Wales opened the Royal College of Music, Kensington, erected at cost of £45,000, of Mr. Samson Fox, Leeds.
- June 11. Prince and Princess of Wales opened new Home of Missions to Seamen, Poplar, and afterwards Poplar Hospital for Accidents.
- July 2. Presentation of Dr. Ludwig Mond of a large House in Albemarle Street for the "Davy-Faraday Research Laboratory," and large endowments for salaries and maintenance.
- „ 3. Princess of Wales opened new buildings of the British Home for Incurables, Streatham.
- „ „ Duke of York laid Memorial Stone of the Cripplegate Institution.
- July 27. Prince of Wales distributed Medals at Marlborough House to numbers who had risked their lives to save others.
- Nov. 24. Lord Rosebery opened the Bishopsgate Institute.
- 1895 Feb. 12. The Duke of Connaught presided at a Meeting called to raise £100,000 in aid of St. Thomas's Hospital.
- „ 20. The Prince of Wales opened the New Buildings of the Royal United Service Institution.

- 1895 Feb. 23. Lincoln's Inn Fields opened as a Public Recreation Ground by the London County Council.
- July 19. The Duke of Devonshire opened New Wing of the Albert Memorial Museum.
- Oct. 27. "Citizen" Sunday celebrated in upwards of 300 London Churches.
- Dec. 17. London County Council decided to endeavour to restore the popularity of the Thames as a highway.
- 1896 Jan. 2. Women admitted to diplomas of Royal College of Surgeons.
- Feb. 11. Opening of new building Church House, Dean's Yard, S.W., by the Duke of York.
- April 4. New National Portrait Gallery opened in St. Martin's Lane.
- June 9. Opening of the Congress of the Chambers of Commerce of the British Empire at Grocers' Hall.
- „ 20. Marble Statue of the Queen unveiled in the quadrangle of the Royal Exchange.
- July 21. Unveiling of a Statue of the Queen near Blackfriars Bridge by the Duke of Cambridge.
- Sept. 23. This date marks the longest reign in the annals of this country.
- Oct. 21. Trafalgar Day celebrated in Trafalgar Square.

As an instance of the length to which this calendar might be extended if dealt with in detail, the following extracts are taken from the *Times* of June 6, 1896, dealing with four days only (and it may be well to bear in mind that only a small proportion of every day's doings is chronicled in the *Times* newspaper) :

Saturday,

June 6. East London Exhibition. Opening ceremony by the Prince of Wales.

- June 6. The Duchess of Albany lays foundation stone of St. Anne's, Wandsworth.
 London Diocesan Council for the welfare of young men: Annual Meeting, Grosvenor House; Duke of Westminster in the chair.
 Young Women's Christian Association: meeting on behalf of the new headquarters, at Portman House; Viscount Portman in the chair.
- June 8. Prince of Wales present at special meeting of Council of the Metropolitan Hospital Sunday fund.
 Meeting of Council of the Charity Organisation Society on education of pauper children.
 Lady Darnley opens the Floral Fête in aid of St. Matthew's, Oakley Square, organ fund.
 Concert and Dramatic performance in aid of Clapham Home for the Dying.
- June 9. Prince and Princess of Wales open the Bazaar in aid of the funds of the Hackney and East Middlesex Band of Hope Union.
 Duchess of Teck opens the Fête organised by the Kensington Church Education Board.
 Duke of Cambridge opens the New Recreation Hall at Bethlehem Hospital.
 Duke of Wellington presides at the annual meeting of the London Mendicity Society.
 Lord Kinnaird presides at the Festival Dinner in aid of the North London Hospital for Consumption.
 Hon. W. F. D. Smith presides at a meeting in support of Oxford House, Bethnal Green.
 Duchess of Bedford opens Annual Sale of Work connected with the Royal Hospital for Incurables, Putney.
 Matinée for the Poor of South-East London; Patroness, the Duchess of Albany.
 Concert in aid of the North Argyll Nursing Association.
 Concert at Stafford House in aid of the Clapham Free Home for the Dying.
 Tableaux at St. George's Hall in aid of the Deptford Fund; patroness, Duchess of Albany.

- June 9. Distribution of Prizes of the London School of Medicine for Women, and Royal Free Hospital. Annual Meeting of the Paddington Green Children's Hospital.
- June 10. Festival Dinner and Reception, Imperial Institute (Re-endowment of Guy's Hospital), the Prince of Wales presiding.
 Princess Louise opens the new Headquarters of the London Volunteer Medical Staff Corps, Calthorpe Street.
 Annual Meeting of the National Society, the Archbishop of Canterbury presiding.
 Countess Cadogan opens the Sale of Needlework by Impoverished Irish Gentlewomen, at Grosvenor House.
 Lord Londonderry presides at the meeting of the Children's Country Holiday Fund.
 Annual Meeting of the Recreative Evening Schools Association.
 Annual Meeting of the Society for Promoting the Employment of Women.
 Newsvendor's Benevolent and Provident Institution Festival Dinner.
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APPENDIX B.
PARKS AND OPEN SPACES.
(OFFICIAL RETURN.)

Date of acquisition.	Place.	Acreage.	Cost.	
			Contributed by	Amount.
1864	Finsbury Park	115	Metro. Board of Works ...	£ 60,706
1866	Southwark Park	63	Do. ...	74,643
1869	Albert Embankment Gardens	1½	Do. ...	—
1870	Victoria do. do.	12	Do. ...	—
1871	Blackheath	267	Do. ...	—
	Hampstead Heath	240	Do. ...	53,583
1872	Shepherd's Bush Common ...	8	Do. ...	547
1873	Tooting Bec Common ...	144	Do. ...	26,117
1877	Tooting Graveney Common...	63		
1892	Tooting Common (see under Council)			
1873	Streatham Green	1	Do. ...	—
1874	Leicester Square Garden ...	½	Presented by Mr. A. Grant.	
	Chelsea Embank. Gardens ...	1	Metro. Board of Works ...	477
1877	Clapham Common	220	Do. ...	18,900
	Bostall Heath (see further on under Council)	55	Do. ...	6,159
1879	Plumstead Common	100	Do. ...	6,000
			War Office	4,000
	Shoulder of Mutton Green ...	5	Metro. Board of Works ...	500
	Wormwood Scrubs	193	Trans. from War Office ...	13,258*
1881	Brook Green	4¾	Metro. Board of Works ...	8,260
	Eel Brook Common	14		
	Parson's Green	2¾		

* Including Little Scrubs.

Date of acquisition.	Place.	Acreage.	Cost.	
			Contributed by	Amount.
1882	Peckham Rye	64	Metro. Board of Works	£ 1,030
	Goose Green	6 $\frac{1}{4}$		
	Nunhead Green	1 $\frac{1}{2}$		
	Hackney Downs	41 $\frac{3}{4}$		
	Well Street Common (see also under Council)	21 $\frac{1}{4}$		
	London Fields	26 $\frac{1}{2}$		
	North Mill Field	23 $\frac{1}{2}$		Do. ... 100,000
	South Mill Field	34 $\frac{1}{4}$		
	Stoke Newington Common ...	5 $\frac{1}{2}$		
	Clapton Common	7 $\frac{1}{2}$		
1884	Streatham Common	66	Do.	... 10
1885	Highbury Fields (see also under Council)	25 $\frac{3}{4}$	Do.	... 30,400
			Vestry of Islington	... 30,400
1886	Little Wormwood Scrubs ...	22	Metro. Board of Works	... *
1887	Victoria Park	217		
	Bethnal Green Gardens (Museum section)	2 $\frac{1}{2}$		
	Battersea Park	198	Trans. from H.M. Gov.	... —
	Kennington Park (see 1889)	18 $\frac{1}{2}$		
	Pimlico and Vauxhall Shrub-beries	$\frac{3}{4}$		
	Wandsworth Common ...	183	Met. Bd. Wks.	... annuity of 250
1888	Dulwich Park	72	Dulwich College	... land
1889	Kennington Park (part of) ...	1	Metro. Board of Works	... 2,000
	Clissold Park... ..	55	Do.	... 25,000
			Charity Commissioners	... 47,500
			Stoke Newington Vestry	... 10,000
			S. Hornsey Local Board	... 6,000
			Hackney District Board	... 5,000
			Vestry of Islington	... 2,500
	Ladywell Rec. Ground ...	46 $\frac{1}{4}$	Metro. Board of Works	... 10,940
			Lewisham District Board	... 10,940

* See Wormwood Scrubs.

Date of acquisition.	Place.	Acreage.	Cost.	
			Contributed by	Amount.
1887	Ravenscourt Park	32	Metro. Board Works ...	£ 29,863
			Vestry of Hammersmith ...	29,000
1889	Parliament Hill (See also under Council.)	265	Metro. Board of Works ...	150,000
			Subscriptions	46,000
			Vestries of Hampstead and St. Pancras	55,000
			Charity Commissioners ...	50,000

ACQUIRED UNDER THE COUNCIL.

1889	Myatt's Fields	14½	Presented by Metro. Pub. Gdns. Ass.	
	Waterlow Park	29	Presented by Sir Sydney Waterlow. 26 acres are freehold vested in the Council, and for acquisition of 3 acres leasehold Sir Sydney con- tributed a sum of £6,000.	
1890	Wapping Recreation Ground	2½	Transferred from Housing Committee	
	Parliament Hill (old reservoir)	2¼	London County Council ...	6,500
			Midland Ry. Extension Act Money.	
1891	Goldsmith Sq. Rec. Ground	¾	London County Council ...	2,550
			Shoreditch Vestry	2,000
	Brockwell Park	78	London County Council ...	61,000
			Charity Commissioners ...	25,000
			Ecclesiastical Commissioners	500
			Lambeth Vestry	20,000
			Newington „	5,000
			Camberwell Vestry (and Private Subscriptions)	6,000
	Maryon Park... ..	11	Presented by Sir S. M Wilson.	
	Royal Victoria Gardens, N. Woolwich	10	London County Council ...	1,000
			Charity Commissioners ...	10,000
			Subscriptions	8,000
			East Ham Local Board ..	500
1891 and 1893	Spa Green	¾	London County Council ...	10,000
			Paid out of money provided under Post Office Sites Act.	

Date of acquisition.	Place.	Acreage.	Cost.	
			Contributed by	Amount.
1891	Highbury Fields (part of) ...	2	London County Council ...	£ 3,000
			Islington Vestry ...	3,000
			Subscriptions ...	1,500
1892	Bostall Woods ...	62½	London County Council ...	6,000
			Plumstead District Board	6,000
	Peckham Rye Park ...	48¾	London County Council ...	18,000
			Charity Commissioners ...	12,000
			Camberwell Vestry ...	20,000
			Subscriptions ...	925
	Shandy St. Recreation Ground	1½	London County Council ...	5s. a year
	Well St. Common (Extension)	½	Do. ...	675
1893	Bthnl. Grn. Gdns. (Poor's Lnd)	6½	Do. ...	6,000
	Telegraph Hill ...	9½	Do. ...	3,100
			Mr. Livesey ...	2,000
			Greenwich District Board	2,000
			Haberdashers' Company ...	2,000
	Tooting Common (Extension)	3½	London County Council ...	3,476
	Hackney Marsh ...	337	Do. ...	50,000
			Hackney District Board ...	15,000
			Lord of the Manor ...	5,000
			Contributions ...	5,000
	Newington Recreatn. Ground	1½	London County Council ...	5,000
	Meath Gardens ...	9½	Do. ...	1,005
1894	Whitfield Gardens ...	½	Do. ...	2,500
			St. Pancras Vestry ...	2,500
	Red Lion Square Garden ...	½	Transferred from Trustees	
1894	Hilly Fields ...	45½	London County Council ...	22,825
			Greenwich Dist. Board ...	7,000
			Lewisham Dist. Board ...	2,800
			Lewisham Charities ...	1,000
	Lincoln's Inn Fields ...	7	London County Council ...	13,000
	Deptford Park ...	17	Do. Do. ...	24,000
			Other bodies ...	12,000

Date of acquisition.	Place.	Acreage.	Cost.	
			Contributed by	Amount.
1895	Island Gardens, Poplar ...	3	London County Council ...	£ 5,200
			Poplar District Board ...	3,500
	Beaumont Square Garden ...	1	London County Council ...	5s. a year rental
1896	Open space at Well's Road, Sydenham (purchase not yet completed 22/9/96)	16½	Do. Do. ...	3,500
			Lewisham Dist. Board ...	3,500

Mr. T. BLASHILL (Fellow) said it gave him great pleasure to have the opportunity of proposing a vote of thanks to the author of the Paper. No one could feel more strongly than he did the great importance of the subject. The Paper had been entitled by Mr. Simms "An Appreciation," and in it the author had given due credit to almost all of whom he spoke. This was a cheerful and desirable side from which to look at the matter. There was enough in London, as in all great cities, to form a foundation, and a sufficient foundation, for all sorts of criticism, if single instances were chosen and the complete and comprehensive grasp of the whole subject was lost. It was this failure to grasp the large points, and the tendency to magnify the small ones, which was at the bottom of most of the adverse comments to which the municipal management of London was subjected.

He was not quite so much impressed as Mr. Simms seemed to be with the difficulty of dealing with numerous details, and with the vastness of the population of the metropolis. In order to appreciate the value of numbers, one had to consider the number of the people, and the number of separate communities into which to divide them. The number of directions in which beneficial action was being taken was ever increasing, and increasing in a much larger ratio than did the population. Instruction, recreation, and amusement were much more freely provided than was formerly the case. But London must be considered as a whole if London questions were to be dealt with satisfactorily. Some persons failed to grasp this fact, or were afraid to face its vastness, but he was sure that anyone who was frightened at the size of London would fail to do much good in studying the question of improving it. London was vast, no doubt, but there was

nothing so big that it could not be dealt with by taking proper steps. He remembered that, when a young man, he was very proud of commanding one squad on drill; but if the opportunity had been afforded him of persevering with the work, he had no doubt that, with an ordinary amount of talent and energy, he would by this time have been on the way to the command of an army. It was really not so much more difficult to deal with large things than small things, and he was sure that all practical men present would agree with him that ability to deal properly with the large came from an accurate knowledge of the small, and he therefore advised, if he might be so bold as to do so, that persons who were afraid of dealing with the large subject of London should not attempt it. London would grow to a much larger size than it had yet attained, and if, as had been suggested, the management of all its concerns could only be put into the hands of such a practical body as the Council of the Surveyors' Institution, he had not the slightest doubt that its affairs would be well managed.

One or two points struck him as being worthy of the most serious attention; for instance the arrangements made for keeping the whole area as clean as possible. The word "squalid" had been very properly used in the Paper. Squalor might, as a general rule, be taken to mean dirt, and if it were not for the dirt which covered its defects Londoners would soon get disgusted with the ugly architecture all around them. London was by far the dirtiest capital city in the civilised world. In any other capital of Europe—for instance in Vienna, Prague, and a good many of the old, now modernised, towns—every inch of the streets was washed twice, or thrice, or four times

every day of the year, not simply swept casually, but absolutely washed with water and broom.

Another point bearing on the question of squalor, was that in most of the cities of Europe the front of every house was washed, in its lower part, once a week or once a fortnight, even although the water had to be bought by the pailful. This was never done in London. In the best streets one could see dirt which was never washed off from year's end to year's end. If that could be cured, and cleaning the outsides of the houses could become general, the cleaning of the insides would follow of necessity. There would not, for instance, be the dirt to carry upstairs every time one entered, and there would not be the dirty people going about. When the houses and streets were clean, the squalor of the people would disappear. He could point out hundreds anywhere in London who went about in a condition of squalor such as could not be found in any other capital, and the remark not only applied to tramps, but to good-natured and honest men, who, from bad habits and difficulties of life, had no inducement to keep themselves clean and tidy, being compelled, as they were, to live in the midst of squalid and filthy surroundings.

He had, for 20 years at least, some considerable experience in the working of the Building Acts and other measures for the improvement of the metropolis, but he was satisfied that there would never be any real improvements until some law was passed which would render it very difficult to live in, or to keep up, unhealthy houses. He was satisfied that nothing but a strong Act which would close unhealthy dwellings and make it impossible for anyone to let or occupy them, would ever touch that side of the question.

He was prevented, naturally, from, saying much as

to the powers of the London County Council in these matters, but he would venture to suggest that if it were desirable to spend a great deal more on improvements, as he thought the author of the Paper suggested, there must be found some popularly elected body wisely directing the expenditure. He would not, himself, like to be the person who dared to take the money out of the pocket of the taxpayer which would be necessary to make London what it should be.

The County Council had done something with the sky-signs, which had now practically disappeared, except in a few temporary cases. He was not so sure of the cockneys of the future as was the author; he knew them fairly well, but he feared there were causes which prevented native-born Londoners from seeking their fortune in London. They would not sufficiently persevere nor take any efficient steps towards technical education any more now than they did 150 or 200 years ago. Unless it were possible to absolutely stop immigration from the country and from abroad, things would remain with the born Londoner very much as at present.

Mr. W. WOODWARD (Fellow) said he took, and had for many years taken, a deep interest in the great subject of the improvement of London. He could endorse all that Mr. Blashill had said with reference to the very able Paper which his friend Mr Simms had read. It dealt with a very important subject, and one well worthy of attention from every one interested in the metropolis.

It was a curious, and he thought a very remarkable fact, and one on which Londoners might congratulate themselves, that London possessed the finest Renaissance Protestant Cathedral in the world and the finest Gothic

Abbey in the world, as well as one of the greatest engineering works in the world, namely, the Tower Bridge. Travelling as one might through continental cities, there would not be found any single structure of a similar kind which excelled in beauty those he had mentioned.

Anyone standing on Westminster Bridge and noting the bridge itself and the grand buildings along the Thames, both up and down the river, would look from that spot on one of the most magnificent displays of architecture and engineering to be found in any city in the world. Only last year he travelled through Germany, Austria, and Hungary, and although Vienna might be called a city of magnificent distances, it would be found that its architecture, which at first sight appeared a succession of monuments of stone, were simply monuments of stucco. In London, whatever might be said of its architecture, there would be found honesty of material, and that individuality of design which, to his mind, made it one of the most interesting cities in the world.

The progress of London in respect of hotel and restaurant accommodation during the last twenty-five years was something marvellous. There were no similar buildings in any continental city that could be mentioned excelling in beauty and costliness some of the hotels and restaurants now existing in London. The amount of money, thought, and talent expended on those establishments were, as he had said, immense.

There had been a great stride during the last quarter of a century in the development of domestic architecture and in the planning and construction of sanitary appliances by architects in London.

He regarded London as a great field for progressive

architecture, and had long desired to see some of the improvements which Mr. Simms had suggested carried out. For example, he had twelve years ago the pleasure of calling attention, at a meeting of the Institution, to one great improvement in which he then believed, and in which he still persisted in believing, namely, the opening up of the Mall to Charing Cross, which would constitute an immense attraction to strangers in London, and would at the same time greatly facilitate traffic.

He was glad to hear Mr. Simms, in dealing with the question of open spaces, mention the Metropolitan Gardens Association, which had done much to benefit London in the way of providing open spaces and laying out disused burial grounds and churchyards, which were formerly simply spaces for the accumulation of the worst of *débris*, and in every way objectionable and unsanitary. In connection with that Association he must refer to the excellent work and the large amount of money which Lord Brabazon, now the Earl of Meath, had expended for years in securing those valuable open spaces for the public.

There was one hope yet for London. A Select Committee of the House of Commons sat last year, and were this year to resume their sitting, to deal with a most important question affecting London. On the sight of Carrington House and Whitehall Place there was to be erected a War Office. At Spring Gardens there were to be some other government offices, and at King Street and Downing Street clearances were to be effected which would provide facilities for the erection of other offices.

On such sites facility was afforded for one of the grandest possible architectural schemes, and he trusted that, notwithstanding the many failures which had resulted from public offices being designed by public

competition, the Government would once more give the architectural profession of the country an opportunity of showing that it could adequately deal with the designs for these various improvements. Although Her Majesty's Office of Works had proved itself thoroughly competent to deal with public offices, he hoped that perhaps a last opportunity would be afforded to English architects of showing what they could do with such a splendid opening for their taste and skill.

The washing of the fronts of buildings had been referred to by Mr. Blashill. This he believed in most cases resulted in disfigurement. He would instance the case of Hanover Chapel, which was washed with a steam jet with a disastrous result. They also remembered that the Rev. Mr. Haweis had proposed to wash St. Paul's Cathedral, which would, he thought, be no more successful. He trusted that while the streets and paving and the drains were kept as clean as possible, the fronts of the houses might be left alone.

Mr. WHEELER, Q.C. (Associate), said that when he first saw the title of the Paper, "London—an Appreciation," he confessed he hardly understood the nature of the subject to be discussed, and after having read an advance proof with the very greatest care, and having heard the remarks of previous speakers, he thought he had better confine the few observations he had to make on this enormous subject to those phases of London existence with which, from many circumstances, he happened to be personally acquainted.

He stood now before the meeting in the very august capacity of a London vestryman. For three years he had the honour of thus serving his parish of Kensington as a member of the Parliamentary Committee, and lately

he had climbed somewhat higher, and had become the chairman of that vestry; in fact he might with all humility say that he stood in the position of the mayor of the fourth city of the Empire. So enormous was that great community that he had used that phrase designedly to emphasise the fact that even mere districts in London were in themselves larger and more important than many of the great cities of the Empire.

The Paper was very practical in one sense and very suggestive in another, and his opinion was that its suggestiveness was more valuable than its practicality; in fact, the only suggestion he saw that might be described as practical was that the London County Council should be superseded and that the Council of the Surveyors' Institution should take its place.

He was bound to say he was astonished to hear from Mr. Blashill that London was a squalid and dirty city. He had for the last 20 years had a great deal to do with the squalid and dirty parts of London. He did not for a moment pretend that his experience was so great as Mr. Blashill's, but the dirt of London was not due to any want of sanitation, properly so called, nor to want of care on the part of the sanitary authorities. He regretted to say (and he spoke from personal knowledge) that it was greatly due to the dirty habits of its poor. He believed that street for street, square for square, and area for area, London was as clean a city as any continental city. That was his experience.

There was one subject with which Mr. Blashill had not attempted to deal, viz. that we had a city which was, in proportion to its population, the most healthy in the world. It was true that some districts in London were very hideous—hideous in every sense, physically and morally. In the northern part of his own district

of Kensington, which was supposed to be the wealthiest in London, the death rate was 60 in the 1,000, while in the part in which he resided it was less than 10. The enormous death rate in the north part was not due to an insanitary area. It was a sanitary area with a park, with open streets, and with every advantage. It was the result simply and literally of the habits of the people.

The dawn of London improvement, according to the eloquent reader of the Paper, seemed to be fixed at about 1869. No doubt at that time a great change took place. He (Mr. Wheeler) looked upon the dawn as being about 1855. In 1855 the Metropolis Management Act was passed under which the Metropolitan Board of Works was constituted. The Board of Works had left behind it, beyond all doubt and question, two of the greatest works that any city of the world had ever seen, one being its system of sewers and the other the Thames Embankment, and he would respectfully suggest that if their successors, the London County Council, could within a corresponding area and within a similar time carry out anything like the same improvements, they would amply justify their existence.

London was no doubt on the verge of many great changes, and in this connection he thought the Paper was especially valuable as opening up, both to the architect and the surveyor, some wider view than the mere development of property. It suggested that streets and squares should be designed with a view to beautifying the city as well as for mere convenience. The fact was patent to every man of thought that the lives of the great majority of the people of this great country would more and more be passed in our cities. There was a very general exodus from the country districts to the

towns. It was so in France and in Germany, and even more remarkably so in the United States. If our cities were to be the homes of our people, then it became us especially to see that their homes were made as beautiful, as wholesome, and as healthy as could be.

Mr. SIMMS, in reply, said it would be false modesty to conceal the gratification which he felt in occupying his present position. He had endeavoured to compress into a small compass a very vast subject, and he was very greatly obliged to the speakers who had so kindly commented on his Paper.

He was bound to say that when Mr. Blashill said it was necessary to treat London as a whole, he only wished that he (Mr. Simms) had the capacity to do so.

He began his Paper by saying that to his mind its subject was so vast that it could only be treated in detail in various groups, and he endeavoured to deal with only one phase of it, not presuming, to use Mr. Blashill's words, "to grasp London as a whole." This he admitted his inability to do. He thought that Mr. Wheeler, in his extremely genial and courteous speech, had proved conclusively that it was impossible to deal with London as a whole, for the eminent Q.C. occupied, as he said, the position of mayor of the fourth city in the empire, and even that was only a portion of the great metropolis with which the Paper dealt.

He thought that if some society or association could be formed, the members of which should each deal with the subject of London improvements from their own particular standpoints, taking the various phases of life in London from the innumerable different points of view in which they presented themselves, it would be possible to achieve a monumental work worthy

even of the Queen's Jubilee year. If London could be "grasped as a whole," and each one, from his own particular point of view, would act towards its true betterment, it seemed to him that this would be a movement worthy of the last years of the nineteenth century.

His reference to the Metropolitan Gardens Association was mentioned by Mr. Woodward. He attached the very greatest importance to that society and to others of the kind. There were plenty of people ready to work for the benefit of the rich. When people did not need assistance, they always had plenty of it; but it seemed to him that the associations in London worthy of the greatest praise were those—and there were many of them—that laboured for the increased pleasure, the increased comfort, and the increased happiness of those who had no power to work for themselves, or to obtain for themselves those smaller blessings which were enjoyed by their more fortunate brethren.

The vote of thanks having been put and carried unanimously, the Meeting then adjourned.

SOME LEGAL INCIDENTS OF TENANCIES OF URBAN PROPERTY AS ILLUSTRATED BY RECENT DECISIONS.

BY J. H. REDMAN, BARRISTER-AT-LAW, *Associate.*

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, on Monday, April 26th, 1897.*

DANIEL WATNEY (President) in the Chair.

I have accepted from the Council of the Institution a kind of roving commission to comment upon some of the more important points affecting the law of landlord and tenant, applicable to urban or house property (as distinguished from questions purely applicable to rural and agricultural holdings) which have occupied the attention of the courts in recent years. In doing so I do not propose to attempt to touch upon all the points of importance, as that would be impossible within the limits assigned to me for this Paper. I shall content myself with commenting upon some points of law, acquaintance with which should, for the better performance of his duty, be part of the "stock in trade" of every professional member of this Institution.

Negotiations Preliminary to a Lease.

So much of the preliminary work of treaty and negotiation for leases, sometimes with voluminous correspondence containing proposals and counter pro-

posals, goes on in the office of the surveyor, that it is important to be fully alive to the care to be exercised to prevent that which was only intended to be negotiation turning out to be a concluded agreement. Nothing is more clearly settled than that any informal document or any number of letters or other documents relating to the same transaction, which show on their face that the parties by themselves, or their duly authorised agents, have finally assented to all the essential terms of a proposed lease, amounts to an absolute and binding agreement notwithstanding a stipulation that the terms shall be embodied in a more formal contract. This is a rule which in the majority of cases operates against the intention of the parties, but the stringency with which the courts apply it is illustrated by *Chipperfield v. Carter* (72 L. T., 487), one of the most recent cases on the subject. There the defendant, by a letter which contained all the essential terms of a contract, offered to take a lease of a number of houses in Bermondsey belonging to the plaintiff, but there was this provision at the end, "such lease to be approved in the customary way by my solicitor." The offer was accepted by the plaintiff, but when the draft lease was sent to the solicitor of the defendant he refused to approve it. In an action for specific performance by the plaintiff it was contended that this was a conditional and not an absolute contract, and that the condition as to approval by the defendant's solicitor had not been fulfilled; but the court held that the meaning of the provision was that the defendant's solicitor was to see that nothing irregular or unusual was inserted in the formal lease which was to carry out the agreement. The decision is in accordance with other modern authorities, though I think you will agree with me that the courts have

been unduly astute in construing informal documents as concluded agreements. Especially is this so with regard to leases, for, to use the language of Jessel, M.R., "it is only " rational to suppose that when a man says there shall " be a formal contract approved for a lease, he means " that more shall be put into the lease than the law " generally allows " (L. R., 7 Ch. D., 31). However, the professional man has it in his power to place beyond question that the matter is still in negotiation, by a stipulation that the acceptance of given terms is " conditional upon " or " subject to " the preparation and approval of a formal contract, in which case there will be no final agreement until the formal contract is signed (*Winn v. Bull*, L. R., 7 Ch. D., 29). But acceptance of an offer " subject to contract as agreed upon " was held not to be conditional as it was clear upon the materials before the court that the reference was to the form of contract on the auction particulars (*Filby v. Hounsell*, L. R. [1896], 2 Ch., 737).

The law of landlord and tenant may be described, apart from its statutory enactments, as consisting of a few maxims and principles illustrated by a mass of decisions, a further mass of decisions which have been attempted to be systematised under certain general rules, with exceptions and qualifications, and a still greater mass of decisions which are " authorities " upon certain points and cannot be relegated to any principle or rule. This mass of materials has been accumulating from the earliest period of our legal history. Meanwhile the conditions and necessities of society have altered, and these altered conditions have affected the decisions of the courts, and, while the principles remain, the rules have been modified, and the cases " distinguished " or overruled. It would be difficult to single

out any one branch of the law of landlord and tenant and say that the law as it is now understood is the same as the law as it was understood twenty years ago.

The Rule against Derogation from the Grant.

One of the principles of law which has been frequently appealed to and illustrated in recent cases is the maxim that a grantor shall not derogate from his grant. The maxim is as old as the year books and a great deal older, though the case generally cited as enunciating it is so recent as the reign of Charles the Second. It is a maxim which, in the felicitous language of the late Lord Justice Bowen, embodies the principle that "a grantor having given a thing with one hand, is "not to take away the means of enjoying it with the "other" (L. R., 38 Ch. D., 313). This maxim in its application means that unless the lessor reserves to himself in clear terms the right to interfere with the enjoyment of the property leased, he does, by granting a lease, impliedly grant to the lessee the right to use the property for any legal purpose, and in any legal manner he may think fit, though in doing so he may deteriorate the value of adjoining property retained by the lessor; and the lessor also impliedly undertakes not to use his adjoining property in such manner as to prejudice the lessee in the enjoyment of his rights under the lease.

The maxim is best explained by illustration. Questions of derogation most frequently arise with reference to *easements*; and it is well settled law that, in the absence of any agreement to the contrary or of special circumstances, if the owner of a house and adjoining land grants a lease of the house first, neither he nor

anybody claiming under him can use the land so as to obstruct the lights of the house. If he grants a lease of the land first, reserving the house, the lessee of the land may build so as to obstruct the light of the house. Where, however, the owner leases both house and land by contemporaneous documents the application of the maxim entitles the lessee of the house to enjoy his lights, and not for the lessee of the land to block up the windows (*Allen v. Taylor*, L. R., 16 Ch. D., 355; *Wheeldon v. Burrows*, L. R., 12 Ch. D., 31).

But this maxim against derogation from the grant cannot be invoked in defence of any act contrary to the good faith of a particular contract. Nor does it entitle the lessee of a house to claim an easement of light to an extent inconsistent with the intention to be implied from the circumstances existing at the time of the grant and known to the lessee. This is illustrated by the case of *Birmingham Dudley &c. Banking Company v. Ross* (L. R., 38 Ch. D., 295). There the Corporation of Birmingham had granted to the plaintiffs a lease of a piece of land and a newly erected building abutting on a passage twenty feet wide, which the Corporation agreed to keep open, and on the other side of the passage were some old buildings twenty-five feet high. The site of these buildings was let by the Corporation to the defendant, who erected a house eighty feet high which interfered with the lights of the plaintiffs. The two plots were part of one general building scheme. It was held that, having regard to the fact that the plaintiffs knew that the land was being laid out for building, and that they had stipulated for a passage twenty-two feet wide, they received such an amount of light as must be considered to have been in the contemplation of the grantor and grantee.

This maxim prevents a landlord from using his adjoining land so as to interfere with the *stability* of the premises he has demised. Thus, where the owner of a house and adjoining property let the house, and, during the currency of the lease, used upon the adjoining premises powerful pumping engines, the vibration caused by which so damaged the demised premises that they became useless to the tenant, it was held that this was a breach of the implied obligation not to derogate from the grant, and the landlord was held liable in damages (*Grosvenor Hotel Company v. Hamilton* [1894], 2 Q. B., 836).

The maxim also prevents the landlord using his adjoining land in such a way as to interfere with the tenant having the full beneficial enjoyment of the demised premises for *the purpose* for which, to the knowledge of the landlord, they were taken. Thus, if land is let in general terms, and for no specific purpose, the tenant acquires no right to air, except such as comes to the demised premises through a definite aperture in the nature of a window, but if the premises are let for a specific purpose which requires the uninterrupted access of air generally, as in the case of sheds for drying timber, or the like, neither the landlord nor those claiming under him can so use the adjoining property as to interrupt the access of air necessary for the specific purpose (*Aldin v. Latimer* L. R. [1894], 2 Ch., 437). This is one of the most novel applications of the maxim, since the right to the uninterrupted flow of air, generally over premises as distinguished from the flow to apertures in the nature of windows is not a right in the nature of an easement which the law recognises as between adjoining owners.

Stipulations in Underleases as to Covenants in Superior Leases.

Dealing, as we constantly do at the present day, in the case of urban property, with underleases, two words of caution suggested by recent decisions may not be out of place. The first is to the agent of the landlord to stipulate expressly that the tenant shall observe the terms of the head lease. It must be borne in mind that if parties contract simply for an underlease of the premises for a given term without a stipulation to observe the various covenants in the superior lease, the under-lessor cannot enforce those covenants against his lessee though the superior landlord may enforce by injunction the negative covenants against such lessee. It must also be borne in mind that an under-lessor expects to be indemnified by his lessee against liability for breaches of covenant of the original lease. This should be done by an express stipulation to perform and observe the covenants in the superior lease and not merely by the insertion of covenants in the same terms as those contained in the original lease (*Pontifex v. Foord*, L. R., 12 Q. B. D., 152), which though identical in terms may not be identical in effect, as in the case of a covenant to repair in the original lease and one in the same language in an underlease twenty years later.

Implied Covenants for Title and Quiet Enjoyment.

The second word of caution in respect of underleases is to the agent of the proposed tenant to see that the landlord has power to grant an underlease for the term he purports to grant. The same warning applies of course where the lessor is a tenant for life or other

limited owner. It is in connection with this part of the subject that I propose to make a few observations as to covenants for title and for quiet enjoyment.

If A lets a shop to B for a term of years, the latter expects to enjoy the property for the full period of the term, and if he gets evicted by A's superior landlord before the end of the term, he naturally thinks he ought to have a remedy against his own landlord, and he would be perfectly indifferent whether his grievances were called a breach of an implied covenant for title or for quiet enjoyment, so long as he got redress. Let us see how the matter stands, first defining these two covenants. A *covenant for title* imports that the lessor has the estate or power necessary to create the term he purports to grant; a *covenant for quiet enjoyment* imports that the tenant shall not be lawfully disturbed in the quiet enjoyment of the estate which has actually been created. The authorities upon the subject are somewhat chaotic. According to the earliest authorities there was no implied covenant for title on granting a lease. Then came a period during which the authorities were to the effect that a lease under seal containing the comforting word "demise" imported a covenant for title; this was succeeded in later times by authority to the effect that any word equivalent in law to "demise" would also have the same effect. But according to the latest authority "demise" is the only magic word in a lease which will imply that a lessor intended to grant a lease that he had no power to do (*Baynes v. Lloyd*, L. R. [1895], 1 Q. B., 820; 2 Q. B., 610). Therefore if a man, being himself the tenant of premises for a term of which eight and a half years' is unexpired, lets them, not using the word "demise," for a period of ten and a half years, there is no implied covenant that the tenant shall enjoy

the premises beyond the eight and a half years. But if he lets them by a deed using the word "demise" he impliedly warrants the tenant a continuance in occupation during the whole ten and a half years, and is liable in damages if the latter is evicted before that term has expired.

Warranty of Fitness.

Before passing from the class of implied obligations it is worth noting the extraordinary development of the law upon the subject of the implied warranty of fitness in the case of the letting of furnished premises. It is well settled that in the case of the letting of an unfurnished house there is no implied warranty that it is fit for habitation or occupation although it is let for the purpose of immediate occupation. The distinction between an unfurnished and furnished house only arose in 1843 in a case (*Smith v. Marrable*, 11 M. & W. 5) which ran a perilous risk of being overruled in the same year. However the distinction is clearly established by a number of cases decided within the last twenty years. The law now is that in the letting of furnished premises there is an implied warranty of their fitness for occupation on the day on which the tenancy is to commence. The ground upon which the distinction was originally based was that such a letting is a contract of a mixed nature, the bargain being not so much for the house as the furniture, and the law being that on the hire of chattels there is an implied condition that the goods shall be fit to be used for the purpose intended (*Sutton v. Temple*, 12 M. & W. 60). But the more recent authorities have established that the warranty is broken not only by the furniture being unfit for use, or the

place being infested by vermin, or being dangerous from infection, but also by defects in the house itself, such as defective drains. The rule is an extremely artificial one, and it is clear that there is no implied condition that the house shall continue fit for habitation (*Sarson v. Roberts*, L. R. [1895], 2 Q. B., 395).

Covenants to Repair.

There is a perennial freshness about the subject of repairs. Somebody is always discovering some new application of old rules or some modification of the rules, but the decision in *Lister v. Lane* (L.R. [1893], 2 Q. B., 212), I think came as a surprise both to surveyors and lawyers.

The rule to be deduced from the cases is, that when there is a general covenant to repair, the age and general condition of a house at the commencement of a tenancy are to be taken into consideration in determining whether the covenant has been broken, and a tenant who enters upon an old house is not bound to leave it in the same state as if it were a new one. This rule was stated in slightly different language by Tindal C. J., who said, "where a very old building is demised " and the lessee enters into a covenant to repair, it is " not meant that the old building is to be restored in a " renewed form at the end of the term or of greater " value than it was at the commencement of the term. " What the natural operation of time flowing on effects, " and all that the elements bring about in diminishing " the value constitute a loss which, so far as it results " from time and nature falls upon the landlord." Then in *Lister v. Lane* the court said you must look at the nature of the house. If it is a timber house the lessee

is not bound to repair by making a brick or a stone house. If it is a house built upon wooden piles in soft ground the lessee is not bound to take them out and put in concrete piles. The Master of the Rolls supplemented the rule before stated by this further rule. "If a tenant takes a house which is of such a kind that by its own inherent nature it will in course of time fall into a particular condition, the effects of that result are not within the tenant's covenant to repair. However large the words of the covenant may be, a covenant to repair a house is not a covenant to give a different thing from that which the tenant took when he entered into the covenant." The house, the subject of the action, was situate in Lambeth and the covenant by the lessees was that they would "as often as occasion shall require, well, sufficiently, and substantially repair, uphold, sustain, maintain, amend, and keep," the demised premises and the same, "so well and substantially repaired, upheld, and amended and kept," at the end of the term would yield up. Before the end of the term one of the walls in the house, which was upwards of 100 years old, was bulging out, and after the end of the term the house was condemned by the district surveyor as a dangerous structure and was pulled down, and the landlord sought to recover from the tenants the cost of rebuilding the house. The evidence showed that the foundation of the house was a timber platform which rested on a boggy or muddy soil, and that the bulging of the wall was caused by the rotting of the timber. The solid gravel was seventeen feet below the mud surface, and the effect of time and decay on the wall might have been obviated during the tenancy by underpinning. The court considered that underpinning was not "repairing, upholding, or main-

"taining" the house, and held that the defect having been caused by the natural operation of time and the elements upon a house, the original construction of which was faulty, the tenants were not liable under their covenant to make it good.

Covenant against Assignment.

It is not I think putting the matter too high to say that at least three-fourths of the formal leases of urban property, at least for terms not exceeding 21 years, contain covenants against assignment without licence. It is one of the vital covenants in a lease, for it was one of the few for which in the old days the courts of equity would give no relief in the event of forfeiture, and for which in the present days no relief is provided under the 14th section of the Conveyancing Act 1881.

The covenant itself has, however, undergone some modification in recent times. Formerly it was a simple covenant not to assign without the licence of the landlord. The primary object of the covenant was to prevent the premises passing into the possession of an undesirable assignee or being used in an undesirable way, but not to leave the landlord with the arbitrary power to control the tenant in dealing with the property. Accordingly the fairer spirit of dealing between the parties has resulted in the common introduction of a proviso to the covenant (1) that the licence shall not be withheld in case the proposed assignee is a respectable and responsible person. or (2) that the licence shall not be arbitrarily or unreasonably withheld or (3) by a combination of the two that the licence shall not be unreasonably or arbitrarily withheld in case the proposed assignee is a respectable and responsible person.

The first form of proviso is the most favourable to the tenant. If his proposed assignee is both respectable and responsible, the landlord cannot refuse his licence, and if he does the tenant may assign without licence. In fact it has been held that if the proposed assignee fulfils that description the licence need not be applied for. But the case is of questionable authority, and I should not advise you to act upon it; the licence should in any event be applied for.

In the second case the licence must certainly be applied for; if it is not, then, however free from objection the assignment might be, a breach of the covenant is committed, and the landlord may take advantage of his proviso for re-entry on a forfeiture. If the licence is applied for and unreasonably refused, then the tenant may assign. What constitutes an arbitrary or unreasonable withholding of consent is a matter of fact in each case, and will be considered more fully later.

The third form of proviso is of course the most exacting upon the tenant as it combines the other two. The most recent contribution to the law upon this proviso is *Bates v. Donaldson* (L. R. [1896], 2 Q. B., 241). That was the case of a lease for fourteen years with a covenant not to assign without the licence of the lessor first obtained "such licence not to be unreasonably withheld in the case of any respectable and responsible person who may be the proposed assignee." The short facts were that the lessor, who was an assignee of the original lessor, bought the reversion with the intention of acquiring the personal occupation of the house. With this object he negotiated for the purchase of the lessee's interest, for which she offered to take £400; but before this offer was accepted she sold her interest to the defendant for the same sum, so that

when the lessor (the plaintiff in the action) shortly afterwards desired to accept the offer he was informed that the house was sold. The lessor was then applied to for his licence to assign to the defendant, which was refused, it being admitted that the only ground of his refusal was that he wished to purchase the interest of the lessee himself. The defendant was a respectable and responsible person, and therefore the licence ought not to have been refused, unless the lessor's ground for doing so was a reasonable one. If it was unreasonable, no breach of covenant had been committed by assigning without licence. The court held that the licence had been unreasonably withheld, and therefore the lessor was not entitled to recover possession in the action of ejectionment which he had brought.

The case was found to be uncovered by previous authority. A number of previous decisions had illustrated what would not be an unreasonable withholding of a licence to assign. For example, the proposed assignee might be everything that could be desired in point of respectability and responsibility, but he might propose to use the premises for a dangerous business, or for a purpose which would depreciate the adjoining property of the landlord, or for a trade which would conflict with some trading interest of the landlord. He might wish to use it for the purpose of destroying its particular trading character, or to acquire it to destroy its goodwill in favour of some other premises, or for other purposes which would financially affect the landlord. In all of these cases the refusal of the licence would not be unreasonable or arbitrary. But it was left to be decided by *Bates v. Donaldson* to what extent the landlord could use the proviso for the purpose of promoting his personal interest by destroying the term

itself and acquiring a surrender to himself. In this respect, I think Lord Justice A. L. Smith has laid down the rule which will be followed in future, notwithstanding some dubious earlier cases, viz.: "when the lessor granted the lease, he parted with his interest in the premises for the entire term. The tenant during that term can assign to any respectable and responsible assignee, in which case the assignee is bound not to unreasonably withhold his permission. It is not, in my opinion, the true reading of the clause that the permission can be withheld in order to enable the lessor to regain possession of the premises before the termination of the term. It was inserted to protect the lessor from having his premises used or occupied in an undesirable way or by an undesirable tenant or assignee, and not to coerce the tenant to surrender the lease so that the lessor might obtain possession of the premises."

Restrictive Covenants.

Restrictive covenants in leases have been one of the most fruitful subjects of litigation in recent times. With the text of "thou shalt not," I might go on indefinitely. This is one of the branches of the law which I have referred to as consisting mainly of a mass of undigested cases not to be relegated to any well defined rules. It is a branch of the law which is important to the professional members of this Institution in three different ways. First, in laying out building estates, to determine what restrictive covenants are most likely to promote the interests of the man who is putting the estate on the market. Secondly, in advising a purchaser of property, already subject to restrictive covenants, as to the effect of those covenants on the

market value of the property. Thirdly, in determining the meaning and effect of the language of a particular covenant, and what amounts to a breach of it, and how far it is enforceable under existing circumstances. It is to this third head my observations will be directed.

Restrictive covenants, though expressed in every variety of language, may be divided into three classes, viz.—(1) not to trade, but to use the premises only as a private dwelling house; (2) not to carry on specified trades; and (3) not to trade or otherwise use the premises so as to be a nuisance or annoyance to the landlord or his tenants. A great amount of the litigation has been caused by the want of exactness in the language of the covenant. The draftsman starts with no clear idea of what he wants to prohibit, and strings together a lot of words and phrases which sometimes cause a doubt by their redundancy. If a house is to be used only as a private residence, it is sufficient to say so without more. In dealing with the words “trade” and “business” it is important to bear in mind that the words are not synonymous, for “trade” means buying and selling, while “business” includes any substantial avocation of a person, whether for gain or otherwise not being a mere pursuit of pleasure.

In considering whether a particular form of trading comes within the trades prohibited by the lease the Courts have adopted the rule that words which at the date of the covenant have an acquired or technical meaning are to be construed according to their technical meaning at that date, but words which have not acquired any other are to be construed according to their ordinary meaning. A peccant tenant who is desirous to trade contrary to his lease is ingenious in discovering the wide import of the words used. And

so we have had the solemn contentions that a covenant to use premises as a "shop" only, allowed them to be used as a beer-shop or tavern, and that a covenant to use premises "for 'offices' and the storage of wine and spirits only," allowed a free vintner of the City of London to sell wine by the glass, and the like.

The covenant not to do or permit acts to the annoyance of the lessor or his other tenants is one which is frequently appealed to by sensitive landlords. But the Courts have defined the sense in which "annoyance" is to be construed. It includes anything which, in the minds of reasonable, sensible people (as distinguished from fanciful people), would interfere with the ordinary comfort of existence. "If you find a thing which reasonably troubles the mind and pleasure, not of a fanciful person, but of the ordinary sensible English inhabitant of a house—if you find there is anything which disturbs his reasonable peace of mind, that seems to me to be an annoyance, although it may not appear to amount to physical detriment to comfort" (*Tod-Heatley v. Benham*, L. R., 40 Ch. D., 98, per Bowen L. J.). Thus to use premises for a hospital for skin diseases, for boxing competitions, or dancing rooms, might fairly be deemed an annoyance to a private residence next door.

It frequently happens that the breach of the covenant is not disputed, but the defence is that the landlord has lost the right to enforce the covenant. A landlord may lose his right to enforce restrictive covenants (1) by delay in seeking relief against the breach complained of (2) by a general waiver of the same covenant in other leases granted by him, (3) by acquiescence in the breach complained of, or (4) by a change in the character of the estate and neighbourhood. If the last reason is relied upon it must be shown that the whole character of the

property has been so changed that the object of the covenant is substantially at an end (*Knight v. Simmonds* L. R. [1896], 2 Ch., 294).

Flats.

The extraordinary development of residential "flats" in London has been followed by considerable litigation which might, on a first impression, be supposed to have developed some law specially applicable to such holdings. But this is not so. A flat is a house, and does not differ from an ordinary house in a street, except that in the case of flats the houses are placed longitudinally above each other instead of perpendicularly and side by side. The outer door of the flat is the same as the street door of an ordinary house, and is as sacred against intrusion alike from landlord and stranger, as if the flat were an isolated building. It will be obvious therefore that the same rules of law govern this as any other tenancy. In particular I would point out that an unfurnished flat stands upon the same footing as an unfurnished house, so far as regards the rule against any implied warranty of fitness for habitation, and therefore an intending tenant should satisfy himself by examination of the sufficiency of the sanitary arrangements.

Ordinarily only the flat itself is leased to the tenant, the staircase and hall remaining in the possession and under the control of the landlord, the tenant having merely a right of way over it to and from his flat. The Court of Appeal have held, contrary to what was previously supposed to be the law, that, in the letting of a flat to which the only means of access is the staircase, there is by necessary implication an agreement by the landlord to keep the staircase in repair so as to afford a

reasonably safe entrance and exit to the tenant and those having business with him. (*Miller v. Hancock*, L. R. [1893], 2 Q. B., 177). And a later case has decided that where a landlord has demised a flat together with a right of access over the staircase leading to it, he will not be allowed to take away the staircase upon substituting another staircase more circuitous and inconvenient. (*Allport v. The Securities Company*, 72 L. T., 533.)

Valuation Clauses in Leases.

So far I have dealt with subjects which will not perhaps lead to much controversy, but I should ill fulfil the mandate imposed upon me if I neglected to attempt to introduce something of debatable interest. For this reason I ask you to consider to what extent a valuation between a landlord and tenant should be put upon the footing of an arbitration, so as to incorporate the provisions of the Arbitration Act, 1889. It so frequently happens that either under the terms of the lease or under some subsequent agreement compensation to be paid by one of the parties upon the determination of the tenancy is referred to a valuer or valuers that the matter seems ripe for discussion. The line of demarcation between a valuation and an arbitration is sometimes very fine, and it is not always easy to determine on which side of the line a particular reference lies. An arbitration has been described as a proceeding to settle differences which have arisen; a valuation, a proceeding to prevent differences arising by allowing a third party to ascertain the amount of compensation to be paid. "If" said Lord Esher "a man" is on account of his skill in such matters appointed to "make a valuation in such a manner that in making it he" may, in accordance with the appointment decide solely

“ by the use of his eyes, his knowledge, and his skill, he is
 “ not acting judicially ; he is using the skill of a valuer
 “ not of a judge.” (*Re Dawdy* L. R., 15 Q. B. D., 426). In a
 later case the same judge gathering together and stating
 the effect of the decisions said, “ If it appears from the
 “ terms of the agreement by which a matter is submitted
 “ to a person’s decision, that the intention of the parties
 “ was that he should hold an inquiry in the nature of a
 “ judicial inquiry and hear the respective cases of the
 “ parties and decide upon evidence laid before him, then
 “ the case is one of an arbitration. The intention in such
 “ cases is that there should be a judicial inquiry worked
 “ out in a judicial manner. On the other hand, there are
 “ cases in which a person is appointed to ascertain some
 “ matter for the purpose of preventing differences from
 “ arising not of settling them when they have arisen, and
 “ where the case is not one of arbitration but of a mere
 “ valuation. There may be cases of an intermediate kind
 “ where, though a person is appointed to settle disputes
 “ that have arisen, still it is not intended that he shall be
 “ bound to hear evidence or arguments. In such cases it
 “ may be often difficult to say whether he is intended to
 “ be an arbitrator or to exercise some function other than
 “ that of an arbitrator. Such cases must be determined
 “ each according to its particular circumstances ” (*Re*
Carus-Wilson, and Greene, L. R., 18 Q. B. D., 7).

But the mere fact that the ultimate matter to be
 determined is one of valuation does not prevent it
 falling within the lines of an arbitration. And where
 a lease and subsequent appointment of valuers, submitted
 to them, or to such third person as they should appoint,
 the amount of compensation to be paid to the tenant,
 and provided for evidence being taken, and other judicial
 proceedings, it was held to be an arbitration (*Re Hopper*

L. R., 2 Q. B., 367). "If," said Cockburn C. J., "it be the intention of the parties that their respective cases shall be heard, and a decision arrived at upon the evidence which they have adduced before the arbitrator, it would be taking too narrow a view of the subject to say that because the object to be arrived at was the ascertaining of the value of property or the amount of compensation to be paid, the matter was not properly to be considered as one of arbitration." In the most recent case upon the subject Mr. Justice Vaughan Williams gave as the result of a careful consideration of the authorities, "that in every case it is necessary to look not only at the exact words of the agreement, but also at the subject matter with which the agreement deals. Then it can be ascertained whether the parties intended that a mere valuation should take place or an arbitration" (*Re Hammond and Waterton*, 62 L. T., 808).

Seeing then how difficult it is at times to distinguish between valuations and arbitrations is there any substantial reason why we should not solve the difficulty by putting them upon the same footing? Tested by the standard of some of the authorities, an award under the Lands Clauses Act is only a valuation, so is an award under the Agricultural Holdings Act, notwithstanding the landlord may have a counter claim (see *Re Dawdy*, L. R., 15 Q. B. D., 426). The suggestion therefore is no novelty, and there is no very obvious reason why, in respect of valuations, urban property should be upon a different footing from agricultural.

Penal Rents.

The tendency of modern decisions suggests another

question upon which some difference of opinion may probably exist. Should increased payments of rent reserved by a lease for violation of its provisions be treated as penalties? Twenty years ago such a question would have been scouted. Nothing is better understood than the right of a landlord to reserve such rent or compensation as he may think fit for his property, including a rent varying under different circumstances. Increased payments whether called penal rents or not, reserved for breach of any of the stipulations in the lease were regarded as standing upon the same footing as other payments therein reserved, and were payable accordingly. The effect of recent authority has been to place such payments upon the same footing as a similar reservation in an ordinary contract, applying to them the recognised rules as to penalties and liquidated damages. The rule is this, if the sum reserved is to be taken as liquidated damages then, upon breach of the agreement, that sum is to be paid regardless of the actual damage sustained; if, however, the sum reserved is a penalty, it merely fixes the limit of the sum recoverable, but within that limit the amount to be paid is only the actual damage sustained. The law upon the subject affords one of the most singular instances of the courts disregarding the language of the parties in order to arrive at what they consider must have been the intention of the parties, and accordingly, though the parties may have clearly stipulated that a reservation is to be as liquidated damages or by way of penalty that is not in itself conclusive. The recognised canon of construction is, that, where the parties to a contract have agreed that in case of one of the parties doing, or omitting to do, some one thing, he shall pay a specific sum to the other as damages, as a general rule such sum is to be regarded

as liquidated damages and not a penalty. But, if the parties have agreed that the one is to pay and the other to be paid a sum of money in respect of the doing or failure to do any of a number of different things of different degrees of importance, as a general rule such sum is to be regarded as a penalty and not as liquidated damages. Now I think it is clear that before 1886 there was no case in which the rule had been applied to a reservation of penal rents. So recently as 1873 we find the court in Ireland holding where a tenant agreed in case of a breach of "all or any" of the conditions contained in the contract of letting to pay "an additional " or penal rent to be recovered by distress or otherwise," that the additional rent was not a penalty (*Wright v. Tracey*, I. R. 7, C. L. 134). In this respect it followed the earlier English and Irish cases (*Farrant v. Olmius*, 3 B. & Ald. 692; *Smith v. Ryan* [1844], 9 Ir. L. R. 235). However, in the year 1886, the court in Ireland by a majority decided that the above-stated rule as to penalties applied to penal rents, and held that a double rent reserved upon any breach of a complex covenant was a penalty (*Dickson v. Lough*, 18 L. R., Ir. 518). And it has also been accepted by the English courts as applicable to leases. So that while on the one hand a covenant in a lease of a public house by the tenant to pay £50 by way of liquidated damages in case of conviction under the Licensing Act was held to be payable in the terms of the covenant (*Ward v. Monaghan*, W. N. [1895] 123), on the other hand a stipulation for an additional rent by way of penalty for breach of either of two stipulations of varying importance was held to be a penalty (*Willson v. Love*, L. R. [1896], 1 Q. B., 626).

Upon this branch of the subject I have endeavoured to give you the principles to be deduced from a mass of

conflicting authorities, authorities of which I may indicate their difficulty by the fact that two eminent judges differed as to what a previous eminent judge meant by his judgment in the case which is the leading authority upon the subject, whilst another cynical occupant of the bench observed "that by some good fortune the courts have, in the majority of cases, gone right without knowing why they did so." I express my own view in the borrowed language of Lord Justice Rigby. "The result of looking at the cases seems to me to be this, that the courts went wrong when they departed from the simple rule that the parties to a contract meant that which they have expressed in their agreement, and consequently it is now difficult to get at any clear rule on the subject."

My Paper has now extended to a length beyond which I cannot expect that your indulgent interest can continue. I am conscious that to many of you it will leave a sense of disappointed hopes raised by the title. Many of you will feel desirous to deal with subjects I have left untouched, and on which I might fairly have been expected to make some passing observations, for example on building covenants, covenants for payment of rates and taxes, on the option to purchase the freehold, on the stipulations for payment of rent in advance, and the payment of increased rent in consideration of expenditure on the premises, questions arising upon the bankruptcy of a tenant, or winding up, in the case of a company, the wide subject of distress, of forfeiture and relief against forfeiture, the important decisions upon notices to quit, upon fixtures and the right to remove fixtures after the determination of the tenancy, and other matters which have occupied the attention of the Court. I can only plead my knowledge of the limit of human endurance in

extenuation of the omission, and add that the title of the Paper leaves it open to anyone to comment upon what I may have omitted.

My primary object in this Paper has been to deal with points which a surveyor or agent has to bear in mind in the stage preliminary to the letting of property. I have left open to any of my colleagues, who may follow me, ample field for Papers on the rights of the parties during the continuance of the tenancy, and on the rights of the parties to determine the tenancy, and the questions arising thereon.

Mr. P. E. PILDITCH (Fellow) said he had very great pleasure in proposing a vote of thanks to Mr. Redman for his admirable Paper, and he would do so in a very few words, because in view of the importance of the subject and of the fact that the author had stepped into the breach at a late hour and occupied the position which was to have been filled by the reader of another Paper, he felt it was desirable, if possible, that the discussion of this Paper should be reserved for another evening. He therefore proposed to conclude the one or two words he had to say by moving the adjournment of the discussion.

He thought Mr. Redman was wrong in saying that a sense of disappointment would be caused by the failure of his Paper to fulfil the hopes raised by its title, but he felt he might assure Mr. Redman on behalf of all present that his Paper had disappointed no hopes, but on the contrary had proved to be a most interesting and instructive one, dealing as it did with points which surveyors had to meet in their every-day professional practice, and he was sure all the members would thoroughly appreciate the author's kindness in devoting

to it the time and the labour which he must have spent in its preparation.

Mr. H. CHATFIELD CLARKE (Fellow) desired to second Mr. Pilditch's proposition and to thank Mr. Redman for his Paper, which was most interesting to anyone dealing, as surveyors did from day to day, with urban and suburban properties. Every page of the Paper afforded, he thought, matter for a good deal of discussion, the questions of flats and restrictive covenants being particularly interesting.

The vote of thanks and the motion for adjournment were then put and carried unanimously.

AT
THE ORDINARY GENERAL MEETING

Held on Monday, May 10th, 1897.

DANIEL WATNEY (President) in the Chair.

The adjourned discussion on the Paper read at the last Meeting by J. H. Redman, Associate, entitled "Some Legal Incidents of Tenancies of Urban "Property, as illustrated by recent Decisions," was resumed.

Mr. HOWARD CHATFEILD CLARKE (Fellow) said, before the discussion was resumed he might perhaps be allowed to propose a resolution of which he had given private notice to the President. The resolution which he wished to propose was that the meeting respectfully suggests and trusts that the Council will forthwith consider the advisability of presenting an address on behalf of the Institution to the Queen's Most Gracious Majesty, congratulating her on the completion of the sixtieth year of her glorious reign. He was sure it wanted no words of his to recommend that resolution. One and all of those present, both as surveyors and as Englishmen, must be proud that the Queen had completed her sixtieth year of reign in this country. The influence of the Institution was now so large, both by reason of its numbers and of the professional position of its members, that he thought it would be only fitting that it should do this, and he therefore very respectfully put it to the Council that they should give the matter their very serious and prompt consideration.

He was informed on authority, which he had no reason to doubt, that the Queen herself took the very greatest interest in the smallest details of this commemoration, and he believed that addresses of this kind from well-known bodies would be most acceptable to Her Majesty, who herself, by the conduct and management of her own farms, set an example to landowners, agents, and stewards, which they might well follow.

Mr. P. E. PILDITCH (Fellow) said he felt it a privilege to be allowed to second the resolution which Mr. H. C. Clarke had just proposed, and in doing so he need not add any fresh arguments in its favour to those which Mr. Clarke had so ably put forward, but would merely point out that the resolution had been proposed by a Member of the Institution, who was not a Member of the Council, not from any desire to dictate to the Council what course that body should adopt (for it was quite possible that the Council had already had in mind the pursuing of such a course), but because it might, perhaps, be considered desirable that the proposal to specially mark this eventful year of the Queen's reign, which was in so many ways a popular one, should, as regarded this resolution, come in the first instance from the body of the Institution and not from its heads. He hoped on his part, and he was sure all present would join with him, that the resolution, which Mr. Clarke had proposed, would meet with the Council's sanction and that they would see their way to carrying it out, at least in spirit.

The PRESIDENT said he was sure he need hardly put this resolution formally, for the Members, as loyal

subjects, would, he was sure, one and all approve it. It would be brought before the Council at an early date and carefully considered, and the Council would probably adopt the same form which they did in the year 1887, when they presented an address to her Majesty on the completion of the fiftieth year of her reign.

The resolution was then carried by acclamation.

Mr. P. E. PILDITCH (Fellow) said that having moved the adjournment at the last meeting it was his duty to open the discussion on the present occasion.

There were some three or four points in Mr. Redman's Paper to which he should like to call attention; the first being the important one with which surveyors had so much to do, viz.: the rule against derogation of grant. Mr. Redman referred to the case of the *Grosvenor Hotel Company v. Hamilton*, and said it was held that this was a case of implied obligation not to derogate from a grant and the landlord was held liable in damages. As he remembered it, the landlord granted a lease of premises and then, on adjoining land, set up works which caused the premises leased to become unsafe.

But he (Mr. Pilditch) suggested that this case was not decided on the rule against derogation from a grant. He rather understood the ruling of the judge to be that his decision was given on the ground of ordinary or common nuisance, and that the rule of derogating from the grant was not brought into play on that occasion. He believed the judge said that the landlord was stopped from setting up a defence, based upon the weak state of the premises damaged, on the ground of the relation between landlord and tenant. It was possible that the report he had seen was an inaccurate one, and therefore he made the sug-

gestion with the view of asking Mr. Redman's opinion on the point.

A very important case which came under his notice had, within the last few weeks, been settled upon this point. It was possibly since Mr. Redman's Paper was written, or otherwise he might have been expected to touch upon it. He referred to the appeal case of *Broomfield v. Williams*.* He knew that at one time it was thought the result of that case might be a blow to the principle of derogating from the grant; but in the result it had proved not to be so. On the contrary, not only had the decision further established the principle, which was a very safe and sound one for surveyors, but it had gone further, and had done what the courts seldom attempted to do. It had applied this principle somewhat in detail, and had laid down one or two rules that might be of great use. The facts of the case were simply and briefly these:—The defendant conveyed to the plaintiff a piece of land with a house recently erected thereon, and that house had windows overlooking an adjoining plot of land then belonging to the defendant. There was no reservation, in express terms, of any right of the defendant to build on the vacant land, but on the plan annexed to the deed was shown a vacant piece of land, and on it was written the words "building land." Shortly after the conveyance, the defendant commenced to build, and had since completed two houses, the erection of which had interfered materially with the access of light to the plaintiff's windows. Upon this an action was brought. It was established (and this he thought was an important point for surveyors) that the

* A Report of this case will be found in Part III., vol. viii., of *Professional Notes*.

plaintiff at the date of the conveyance, knew that the defendant intended to build upon his land houses similar to those already built in the road close by, but one ground of complaint on the part of the plaintiff was that the new houses built by the defendant were not exactly like the previous houses in the road, and that, in particular, a space of between four and five feet between the houses and the boundary wall was built over. In the result, the judgment was in favour of the tenant—the plaintiff—but in this case only to the extent of the building over the small passage, which seemed to be about five feet or thereabouts. The plaintiff practically admitted that he understood that buildings of some sort were going up on the site. This limited his claim in the eyes of the judges to that particular point of five feet.

But it seemed to him that the important part of the case to surveyors lay in the view of one of the Appeal Court judges, namely, that in a case of this kind the onus rested on the vendor or lessor of showing to what extent the rights incidental to the enjoyment of the property conveyed were to be limited by this principle of non-derogation from the grant. In this particular case the words “building land” were written on the conveyance, but apparently that might not alone suffice to enable the vendor to build so as to damage the vendor’s lights materially. He thought that was a very important point, for many surveyors were in the habit of considering that if they showed, even by implication, that the land was intended to be built upon, it was sufficient. But this case seemed to go to some extent against that, and, as he said, it threw the onus of showing the extent to which the lights might be interfered

with, upon the vendor. He thought it was a most important case and one well worthy of the attention of surveyors.

Since that decision, another case had been decided upon somewhat similar lines, though on a different set of facts. He did not think the case had yet got into any of the reports, but he had seen a copy of the shorthand notes of the judgment. The case was that of *Prinsep v. the Belgravia Estates Limited*. In that case the owner of the land entered into an agreement to lease certain plots of land, and the tenant was to build thereon. There were clauses in the agreement that, until the houses were built and the lease granted, no tenancy was to exist, and the usual familiar clauses were also inserted.

The defendant subsequently, but before the erection of any houses on the land so leased, bought a piece of adjoining land from the original vendor. After the erection of the plaintiff's house—and this was a most important point—the defendant built on the adjoining land so as to affect the lights of that house. The Court of Appeal, reversing the judgment of Mr. Justice Kekewich, held, first, that although the agreement in question might *possibly*—they did not say *certainly*—have given rights of action against the original lessor in respect of any acts of his own, it imposed no servitude on the adjoining land in itself, and that the purchasers who purchased this adjoining land without notice of any such servitude were not liable in that respect. Of course that opened up the question as to what would have been the case if the buildings had been erected and the lease granted, and he presumed if that had been done the mere existence of the windows in the building would

have been held sufficient notice of the existence of rights to light. It was an interesting point, and he should much like to have the opinion of Mr. Redman, or some other legal associate, upon it. The question was constantly arising in all sorts of forms in his own practice, and he had no doubt it did in that of many of those present. If, therefore, the opportunity arose of getting a legal opinion for nothing, he thought the members would gladly avail themselves of it.

With regard to that old friend the "repairing covenant," Mr. Redman quoted the decision in *Lister v. Lane*, and said he thought that decision came as a surprise both to surveyors and to lawyers. Now, with all due respect to Mr. Redman, he did not think it came as a surprise to surveyors altogether, or that when the case was fully considered, it would be found to be seriously at variance with the law which one had to deal with in every-day practice. The case seemed to him to lay down a principle which common-sense practical men must admit was a sound one. He remembered saying, so long ago as 1887 (when he had the honour of reading a Paper on a similar subject before the Institution), that his view at the time, which he thought was generally accepted, was that defects in the original construction of a building ought, under most circumstances, to be a bar against a claim by the lessor against a lessee for serious dilapidations, except possibly, as he then said, and he saw no reason to alter his opinion now, where action was taken by a lessor against a lessee who was the original building lessee—he meant who had himself built, or was the direct heir-at-law of the original building lessee. He would not go further into the facts of this particular case which had been so

well cited by Mr. Redman in his Paper, but where a house had been erected on absolutely rotten foundations and in course of time must necessarily come to grief, it seemed to him that any lessee who might happen to be in possession of that house at the moment, when the inevitable came to pass, would be very hardly treated by the law if he were made liable, as he would be in this case, for entirely rebuilding the premises. He knew some difficulty had been found in reconciling that case with *Proudfoot v. Hart*, which was settled a few years since, and which had been discussed at the Institution and had been treated by surveyors as the latest law on the subject, but practically he did not think there was a serious discrepancy between *Proudfoot v. Hart* and this case. In the case of *Proudfoot v. Hart*, stress was laid by the judges (and most rightly, so it seemed to him), on the principle that when a man took a house, if he undertook to keep it in repair, he must first see it was put, or he must put it in repair, but it was obvious, from the whole of the context of that case, that the judges—Lord Esher at any rate—were considering more or less superficial dilapidations or repairs, and not such root and branch dilapidations as involved entirely rebuilding a house which had fallen down because of original faulty construction.

The case of *Lister v. Lane* depended, as Mr. Redman had said, on another principle, viz.: “Where a very old building is demised and the lessee enters into a covenant to repair, it is not meant that the old building is to be restored in a renewed form at the end of the term, or of greater value than it was at the commencement of the term. What the natural operation of time flowing on effects, and all that the elements bring about in

“diminishing the value, constitute a loss which, so far as it results from time and nature, falls upon the landlord.” He looked upon those two cases *Lister v. Lane* and *Proudfoot v. Hart* as being complementary to one another. In the case of *Proudfoot v. Hart* there was a covenant which obviously was meant to refer to general and superficial dilapidations. It was a covenant to keep in tenantable repair. In the case of *Lister v. Lane* there was a more serious covenant in itself, viz., a covenant to uphold, support, and maintain, but there the class of dilapidations claimed for was entirely different from that in the case of *Proudfoot v. Hart*. In that case an actual rebuilding of the entire fabric of the house, which had collapsed owing to original defects in it, was claimed for as ordinary dilapidations.

There were some four or five other points upon which, had time permitted, he would have said a few words, but the few to which he had referred were, he thought, those of interest to Members of the Institution, to whom a re-perusal of the cases might not be without some value.

He need only say that he had felt more since the last meeting the indebtedness of the Institution to Mr. Redman for his Paper. It had made him, for one, look up old cases upon which the practice in these subjects was founded, and he felt that by so doing he had reaped a great deal of benefit, and he was quite sure that many other Members had done the same.

Mr. F. K. MUNTON (Associate) said that although he had not been present when the Paper was read, he had since very carefully considered it, and he felt he must add his personal testimony to its value. He knew of

nothing connected with his profession which gave more trouble than the law of landlord and tenant. Everybody was familiar with *Woodfall's* admirable work on the subject, but even in that compendious book one was often seriously troubled to find a decision exactly fitting a particular case.

He could not help thinking that much of the confusion, together with the somewhat conflicting decisions of the courts, had been brought about in the first place by the extraordinary and extravagant language of most of the old leases. It was so much more easy to follow a precedent than to establish one. The language used in the 99 years' leases granted early in the century, was, as a matter of fact, absolutely inappropriate at the present time. Even in the mild form quoted in the case to which Mr. Redman particularly referred, the language was unduly strong, and he should like to find an experienced surveyor who would care to be cross-examined with anything like severity on the comparatively modest expressions used in that lease.

To take the words in the case of *Lister v. Lane* where the house, the subject of the action, was situate in Lambeth, the lessees covenanted that they would, as often as occasion required, "well sufficiently and substantially repair, uphold, sustain, maintain, amend and keep." If any surveyor were asked in the witness box to give anything like an intelligible definition of the true meaning of each of those words, he would either find it very difficult, or he would say that if only one or two of such expressions had been used, they would have comprised all.

He believed that this old habit of introducing unnecessary words in leases had given rise to a very reason-

able feeling on the part of the courts that the language was often too strong, too searching, and too unfair as against the lessee, and from time to time decisions had been given which, in fact, stopped short of the actual language which the courts were called upon to construe.

He (Mr. Munton) had always thought that the strong phraseology introduced into residential leases had to a large extent quickened the decline of the leasehold system in the case of ordinary tenancies. Twenty-five years ago well-conditioned houses were inhabited by persons who were ready to take leases, but now-a-days houses commanding considerable rents were let to tenants indisposed to take leases containing any covenants whatever as to repairs.

A special service had, he thought, been rendered by Mr. Redman, in calling attention to the very loose manner in which agreements for leases were frequently made.

Everybody seemed to be under the impression that he could draw an agreement for a lease, and it would be found, on looking at such documents drawn by A, B, C, and D, in various quarters, that in almost everyone of them there was room for a lawsuit.

It was a common thing to find two parties settling the main terms, as they called it, of a lease or tenancy, inserting the words "agreement to be drawn containing "all the usual clauses." There were numerous law suits as to what "usual clauses" were, and it was commonly believed by laymen that "usual clauses" entitled the landlord to restrain the tenant from under-letting, which, however, was not the case.

He thought it would be very useful if a committee of professional men could be induced to compile some-

thing in the nature of a glossary in these matters, explaining the various meanings given at various times to various expressions. He believed a small Committee (of which the President would of course be chairman) composed of, say, two lawyers and two surveyors, might find it possible to carry out such a work, which in time would constitute a sort of authority solving many of the differences of opinion as to the meaning of words inserted, almost at random, in ordinary leases.

The most important part, however, of Mr. Redman's Paper was the reference to dilapidations. As a solicitor, with a great deal of experience of leases, he felt constantly in difficulty. There was a clause in all well-drawn leases that a schedule of dilapidations could be sent to the tenant, and that he should within a certain time execute the works required. But difficulties arose every day as to what amounted to dilapidations under the terms of the lease, and as to what were and what were not tenants' fixtures. He thought that if The Surveyors' Institution could publicly put forward a definition of what came under tenants' fixtures, much trouble would be saved.

Perhaps it was no part of his province, as a solicitor, to complain that law suits arose in consequence of these difficulties, but he was one who thought that profits from pleasant business were much more satisfactory than those incident to unpleasant business, such as disputes between landlord and tenant, which ought to be and could be avoided by proper clauses in the first instance. He was, therefore, in favour of a reliable definition of the meaning of special words used in leases, often now giving rise to contention.

He hoped the discussion by The Surveyors' Institu-

tion of these matters would have a beneficial effect. Mr. Redman had produced a perfect treatise on many of the points that arose on the law of landlord and tenant, and he thought it should not stop there but that surveyors and lawyers should endeavour to unite in bringing about some practical solution of the difficulties.

Mr. HOWARD CHATFIELD CLARKE (Fellow) said he felt a great deal of diffidence in following Mr. Munton in the discussion of the very able Paper of Mr. Redman. He thought no points were more important than those mentioned by Mr. Munton, which were really those which he had himself prepared a few notes upon. Mr. Munton's remarks went to show how careful surveyors should be not to attempt to form a binding contract between parties. That was not in their province, but they should follow the clear advice of the reader of the Paper, on page 389, and make the terms conditional on a proper contract being prepared.

The question of the lessor derogating from his grant and undertaking not to use the adjoining property for certain purposes was a large and most serious one. The case of the *Dudley Banking Company v. Ross*, fully reported in the *Professional Notes*, Volumes II. and III., laid down what appeared to be the common sense view of the matter, namely, that a lessee who knew he was taking property which adjoined land laid out for building purposes of a certain width and length, should have kept his eyes open and protected himself accordingly. A case arising in the same district came through his office in 1891. The plaintiff, who took land from the lessor, built, practically on the edge of his land, a chapel with very large lighting powers over the adjacent land,

which soon after began to be covered by a working man's club or similar buildings. But there the plaintiff submitted the drawings for his chapel to the lessor, the owner of the adjoining land, and Mr. Justice Kekewich held that he could recover as against the defendant and granted the relief which he sought. From both of those cases it was clear that surveyors should protect their clients fully as to lighting.

The rights of support seemed to him also to be extremely important, and a case was now in the public press which, he thought, should be very interesting to surveyors and solicitors. Certain land on Lord Dudley's estate was let to tenants for building purposes and they built on it, but the landlord reserved to himself the right over coals and minerals underneath. These were now being worked, with the result of letting the property down.

The contention of the reader of the Paper that if one let a furnished house it should be fit for habitation, seemed reasonable, and it was, he thought, held by the courts that it must be so, both in regard to drainage and otherwise.

The important point of license to assign, which was so fully dealt with in the Paper under three heads, raised yet another question: whether in a building agreement any power should be given to assign such agreement. That, he ventured to say, was a very dangerous course to be allowed, and wherever he had any voice in such matters in his own practice, he strongly objected to the building agreement itself being dealt with as a question of assignment, because one might have it taken all round the town and then be left with no proper lessee.

The author's remarks with regard to a large new class of building, namely flats, were very interesting, but he should like the reader of the Paper to say whether the law did not go a little further on the question of a lessor's liability in flats than it did in unfurnished houses. Of course the main drainage of a flat was not let with the flat but was, like the staircase and roofs, taken care of by the lessor, and although he could not quote any special case, he understood the law to be that a lessor had to be more careful with regard to letting an unfurnished flat, to see that the drains and sanitary appliances were right, than in the case of an unfurnished house, and in cases of lessees taking flats it was clear that the lessor should be bound, if possible, under the terms of the lease, not to alter or convert the flats to other purposes. In a recent case, the lessor of flats near Oxford Street attempted to turn the ground floor into a club, or something similar, but the lessee successfully resisted such an action. He thought, also, it would be wise that the lessee should have a covenant for quiet enjoyment in the lease for flats. A case recently came before his notice where the lessee of a flat had a knack of coming in late in the evening and thumping on his grand piano, which must have been greatly detrimental to the enjoyment of the other flats.

Mr. HOWARD MARTIN (Fellow) said he should like to join in the general expression of thanks to Mr. Redman for his very admirable Paper. He seemed to him to have been singularly happy in pointing out the particular points on which it was extremely easy for an agent to go wrong, and very important he should go right.

His caution as to the tendency of the Courts to regard what were intended to be informal documents as contracts, seemed to him very timely. Not many years ago it was popularly understood that a telegram could not make a contract, but he believed that recent decisions had accepted telegrams as completing contracts for the sale of real property. As he was very nearly himself being drawn into a chancery suit on that particular point, he spoke feelingly, and he thought it should be well understood that danger might be involved in believing that a telegram could not make a contract for the sale or letting of real property. He feared the time was drawing near when stating a rent or price in particulars or orders to view, which were sent in answer to enquiries, might be construed into a contract, and it was becoming necessary to be more and more careful how any price or terms whatever were stated without the precautionary words that Mr. Redman suggested.

As to letting unfurnished houses, there was one exception to the rule that Mr. Redman laid down, which affected the least profitable and most troublesome of all house property. In Section 75 of the Housing of the Working Classes Act 1890, it was particularly provided that anyone letting a dwelling house to a member of the working class must be held to have given a guarantee that, at the time of the commencement of the holding, the dwelling was reasonably fit for human habitation, and in one or two cases the landlords had suffered loss where the houses were held not to be reasonably fit for human habitation because of some want of repair or sanitary defect. It seemed to him that the exception was one that should not be lost sight of.

In the Paper, Mr. Redman dealt with licences to assign. He should like to hear from Mr. Redman whether it would be held to be an unreasonable or arbitrary refusal of such a licence if it were withheld until arrangements were made by which the assignee would undertake to be liable to the same extent as the first lessee for repairs. It often happened that an assignee gave the landlord's surveyor great trouble in settling questions of dilapidations, by taking advantage of doubtful differences between the lessee's and assignee's liability, and if the landlord could refuse his licence to assign until the assignee had taken upon himself full liability for repairs, which might be equitably arranged it, would, he thought, put the landlord in a much better position in such cases.

He was interested to learn the difference between a trade and a business in restrictive covenants in a lease, and he should be glad to hear whether the restriction as to carrying on a business in a house would prevent a doctor occupying a house as a professional residence. It seemed to him from Mr. Redman's words that it would, but it was generally understood that restrictive covenants which would stop a business being carried on would not prevent a doctor or a dentist, or indeed any professional man from using a house for the purpose of his work.

Several very interesting points were mentioned at the close of the Paper with which the author had not dealt. That, he hoped, might be taken to show that, with a little pressure, Mr. Redman would consent soon to read another Paper in which he would deal with those points with as much advantage to the Members as they had derived from his present Paper.

Mr. WHEELER, Q.C. (Associate) said he thought his friend Mr. Munton's suggestion an extremely valuable one. He understood that the British architects had formulated a building contract which was now the usual form on which matters were carried out, and was accepted to a very great extent by the trade. He thought it would be an extremely happy thing if a lease could be framed, in consultation by lawyers and Members of the Institution, so as to secure a common and reasonable form of lease by which persons might in future be guided. He agreed that the language of leases was most difficult of interpretation and absurd, and here he would preach from a text that came home to his mind within the last fortnight with great force. He had lately been consulted as to a kitchen range. It did not seem a great matter for one of Her Majesty's Counsel to be consulted upon, but a kitchen range was out of order. The landlord had covenanted in express words to "do all necessary structural repairs." The question was whether this kitchen range was within his covenant, and now that it was out of order, was the repair for him to do or for his tenant? As he had said, it was not a very burning or great question, but he would venture to confess to the meeting that it was by no means clear who was to do that small matter, if the repair rendered interference with the structure necessary.

In discussing a Paper of this kind one could only pick and choose points, and he would call attention for a moment to those which appeared to him to be specially interesting. On page 404 reference was made to "flats." As modern society progressed and our great cities grew, the law would have to accommodate itself as best it might to new conditions. He quite agreed

with Mr. Redman that flats were vertical streets, instead of being horizontal streets, and the only questions that seemed to him to be of moment were those which arose as to the right of egress and ingress with regard to the stairs, but some mysterious questions were now being raised as to the right of soil on which the house stood. Some curious points had arisen in the American courts; for instance, whether if a burglary were committed one could say it was committed in the house of the occupier of the "flat" or the owner of the easement. The questions of ingress and egress to flats appeared to him to be likely to shake themselves down shortly. He thought on the whole it was desirable that a tenant should reserve to himself an easement over the staircase, and he quite agreed with the reasoning of the case which had been referred to, which decided that a landlord could not substitute one staircase or one flight of stairs for another.

With reference to the question of valuation clauses in leases. He agreed with the learned reader of the Paper in calling attention to the utterly shadowy distinction made as between "valuation" on the one hand and "arbitration" on the other. He would read Mr. Justice Vaughan Williams' words on this point, "they showed the utter worthlessness of the great body of modern decisions. The area of the law was hour by hour growing smaller, and the area of fact was hour by hour growing larger, and the courts were more and more prone to decide matters on the particular circumstances of particular cases." In this case no principle was ever involved. Mr. Justice Vaughan Williams said, "in every case it was necessary to look at not only the exact words of an agreement, but also the subject

"matter with which the agreement dealt, and then to decide whether it should be a valuation or an arbitration." Might he ask what was the use of such a decision to ordinary students? One must know all the particular facts of a particular case before one could decide. He would say that to lawyers, to surveyors, and to the younger men especially, decisions of that kind were useless, and when an unhappy person like himself had to sit down and examine into them, he had a feeling of despair, and all he could do was his best for his client. But the truth was, the law was getting so much more practical and so much less technical that many of the decisions stated in the authorities were only authorities as far as they extended to like circumstances and like cases.

A Paper like this had an immense advantage for all the members, but the subject was a very large one, and he hoped no students who were present would suppose that when they had mastered the Paper they had mastered the subject. Speaking as an examiner for the Institution, he must say he had observed a tendency to "take shots," and the danger of a Paper of this kind might lie in the fact of its inducing students to "take shots" at a difficult and intricate subject.

Mr. J. H. SABIN (Professional Associate) said it had occurred to him that one matter, not touched on in the Paper, was the question of the alteration of the circumstances of adjoining property by the freeholder. The case which called that question to his mind was one, where a considerable building had been erected after the agreement for a lease had been signed and an alteration was made in the adjoining premises which placed

the new buildings in considerable danger from fire, with the result that on an insurance of some £4,000 the premium was increased from the ordinary building rate of 1s. 6d. or 2s. per cent. to 7s. 6d. and he thought ultimately 10s. per cent. causing a considerable increase of rent to fall on the owners of the first building. They appeared to have no remedy, the lessor apparently being entirely free to use the premises for whatever purpose he considered right. There was one very large estate (with which the Council of the Institution had recently had dealings) the advisers of which took very great care indeed that they should be under no obligation whatever to their lessee with regard to the limitation of the use to which they should put their premises, and had protected themselves in every reasonable way in respect of the obligation they might rest under as to the use of the premises. The matter of insurance might enter into other questions as to the use of premises, and he had therefore ventured to refer to it.

Mr. C. K. BEDELLS (Fellow) said he should like to add his testimony as to the great value of the Paper. It was often said in that room that it was not the intention of the Institution to turn surveyors into bad lawyers. He fully endorsed that dictum, but at the same time he thought it was every year increasingly necessary that surveyors should have more information on legal points, if only to warn them as to what they should avoid. In that sense he was sure the Paper would be of the greatest possible value to Members of the Institution. It so happened that in a small matter in which he was lately engaged, two points cropped up on which the present Paper touched. He certainly was

not aware that there was such a magic power and force in the word "demise," to which the author of the Paper referred on page 394, but it did seem, according to his statement, to be of the greatest possible importance for the protection of lessees or under lessees that that word should be used.

Now in the case he had mentioned, in which a lessee had underlet the premises for a period beyond that which he had himself, it seemed that if the word "demise" were used the person who took the lease from him would have a fair and clear claim against him, but apparently not otherwise. But he thought, as there were so many leases in which one was precluded from examining the title of the lessor, that if the lessor covenanted to give quiet enjoyment for a term longer than he had power to grant, it was exceedingly hard that his lessee could neither inquire into the title nor get any kind of compensation if the term were exceeded.

Another point which the Paper raised was the difference between valuation and arbitration, which question arose also in this same case. It so happened he was separately asked to act in a valuation of dilapidations under the lease by both parties on the same date, and ultimately they both agreed in writing to leave the matter to his decision, and of course having that appointment he proceeded to make the award in the usual way, and when he had so done, one of the parties said: "We did not want you to make an award—it was simply for our guidance." However, he had made his award and stamped it in the proper way and said he could give no further information. There was his award, if they liked to take it they could, or they

could leave it alone, and ultimately they did take it up and the thing was settled; but it raised the question here put as to the exact difference between valuation and arbitration, and he should like Members of the Institution to say what was their practice in such a case as that, having been appointed by both parties, and whether it was not the proper practice to make a formal award and to let it be taken up in the usual way.

On another point he should like some information. Of course in the letting of a furnished house there was an implied warranty. Many persons were not satisfied with that, and employed their own surveyor or sanitary inspector to go over the furnished house before they occupied it. The point in his mind was this—if an intending tenant employed his own surveyor to inspect with the owner's permission, did he at all invalidate the warranty that was implied in letting a furnished house? It was a point he had never seen decided, and one that he should like to have the experience of others upon.

There was another matter, and that was the question of penal rents, which he thought was one of importance. There was a case some years ago in which one of the Past Presidents of the Institution was nominated to act, and which he very kindly handed over to him (Mr. Bedells). It was one of the Duchy of Lancaster leases and there were two penal rents—£50 an acre for any pasture broken up, and £5 per ton on all manure or hay or straw or fodder removed from the estate. He felt a difficulty about it, and, when considering his award, it seemed to him very unfair to give the whole of the penal rents (which he understood from this Paper could be given as liquidated damages), and therefore he suggested to the two gentlemen who acted as arbi-

trators that they should consider what should be done, as he believed he was strictly bound to award the full amount of penal rents. To meet the difficulty they entered into a supplemental agreement which authorised him to consider the clauses which determined these penal rents as non-existent, and decide the case as one of damages for a breach of covenant. Now that was a case which must have occurred to others, and it illustrated the fact that some of those cases of penal rents were so extreme that it was very difficult to enforce them, and in fact they were not in practice enforced. He quite agreed with what Mr. Munton had said—that some alteration and modification would have to be made in the wording of certain covenants, as drawn 20, 30, 50 or more years ago. He was not at all sure that it would not be desirable for the Institution to give its attention to some skeleton form of lease or agreement that would be better adapted to the circumstances of the present time.

Mr. W. H. WARNER (Fellow) said he thought one of the points that Mr. Redman had brought forward was that the shoemaker should stick to his last—that surveyors should not, as was frequently done with a view to clinching a bargain in the interests of a client, endeavour to include among their transactions those duties which belonged entirely to solicitors, such as the conclusion of the contract. The duty of a surveyor, in dealing with houses and property generally, was negotiation only, with a view to arrive at a clear understanding as to what the terms of the negotiations were, leaving it to the solicitor, who was better acquainted with the terms on which properties were held, to put in

those provisions which were necessary as safeguards on both sides.

He quite agreed with Mr. Redman that in settling the terms, it was well to use the words: "Subject to the terms of a covenant to be prepared by the vendor's solicitor being approved by the purchaser's solicitor." In dealing with leases, very necessary clauses were often left out, and disputes consequently arose. If, for instance, it was provided that "The premises shall be taken in their present state," all questions as to whether the terms of the lease at that particular time had been actually complied with would be avoided.

Another point which he was sure Mr. Redman had in view, and which was emphasized by Mr. Munton and by Mr. Wheeler, was that the time had now fully arrived when some reasonable form of lease for urban property might be suggested by the Institution, in conjunction with the legal profession. The great variety of leases now in existence often rendered it difficult to deal with property within the various particular clauses. The only obstacle that presented itself to his mind was that in London and other large towns so much property covering a large area belonged to a few particular owners, who always had their own form of lease. Lately, some large estates had inserted a clause in all their new leases, that the lessee should have no rights of light whatever as regarded the property which was leased to him. That was objected to on various large estates, and the only answer received was that everybody else's was just the same, and therefore it was as fair for the tenant as for the landlord, and that this clause was really put in for the benefit of the tenant. He confessed he could not see it in this light, but that was the answer generally given.

He would like to refer to a case which came under his observation on a large estate. A lease was granted under the old terms. The tenant under the lease wished to renew it and spend money upon the property. He was then presented with a new form of lease and, without consulting his solicitor, he accepted it. Under his old lease he had a term of 40 years, which gave him rights of light; but when he came to sell the property again, his solicitor told him he was in an improper position, as he had no rights to light whatever under the terms of the new lease. The adjoining lessees could put up what they thought proper and exclude his lights altogether. Such a case showed, as Mr. Wheeler had said, the great want of a general form of lease which should be intelligible. Of course there were leases and agreements which did not come under the usual form, such as agreements for 3, 5 or 7 years, where there should be some definite understanding as to the clause that the tenant was to keep the premises in "tenantable repair." Now there was no clause whatever that led to more misunderstanding than that, and he never yet found anyone who could clearly explain to him what "tenantable repair" meant.

Another point, not touched on, often led to difficulties, namely, the question of tenant's fixtures. That clause in a lease led to a great deal of difference and dispute, but he would suggest, if not travelling outside the lines of the Paper, that it would be a very good thing if the Institution, or some such Committee as had been suggested, could formulate what should be considered ordinary tenant's fixtures. The term was a very wide one and under some leases carried cupboards, grates and fittings, and kitchen ranges.

A good deal had been said about the word "demise." He was himself struck with the magical effect of the word "demise," but he did not think Mr. Bedells quite gathered what was said in the Paper which was, as he understood it, that demise merely referred to underleases and not to original leases from the landlord. Although in cases of ground leases one was not entitled to enquire into the lessor's title, he did not think it went to that extent in the case of an underlease from the holder of the lease.

With regard to restrictions, no doubt the simpler restrictions were made the better. He thought it was the duty of surveyors to instruct solicitors, in dealing with estates, what the necessary restrictions should be, so as to keep up the value of the property.

Mr. REDMAN, in reply, said he quite felt with Mr. Wheeler that there was an element of danger in a Paper such as he had read. At the same time he hoped he had avoided the danger pointed out by Mr. Bedells of trying to make surveyors bad lawyers. If he had not failed in his object the paper would, he hoped, be of some service to the Members of the Institution in regard to those particular questions about which they might easily fall into danger and allow their employers to be placed in a position they never contemplated. He left it quite open for a surveyor, having found out his difficulty, first to find his way to Mr. Munton's office and then onwards to Mr. Wheeler or himself to solve those difficulties arising from the unsatisfactory state of present leases and the absence of any definitions of the terms constantly used in the forms current among, not only the lay preparers of leases, but also, among professional men. He quite

felt the difficulty which Mr. Munton had suggested and which Mr. Wheeler emphasised, of dealing with particular terms which many persons used somewhat flip-pantly, and then, having used them, went to their lawyer to find out what they meant. One term mentioned by Mr. Wheeler he had constantly to deal with, but still did not quite know what it meant, as there exists no satisfactory definition of it. What did "structural repairs" mean? If the members of the Institution would define what "structural repairs" in its various ramifications meant, they would certainly confer a benefit on lawyers. The very last question on the point which had come before him was whether a burst water pipe came under the head of "structural repairs."

Of course he recognised the great difficulty which either the Institution or any body of men meeting together would have in trying to formulate a common form of lease which would be acceptable and could be adopted all over the country. In the first place, as pointed out, an agreement for a lease was like a will. Everybody thought he could draw it. Everybody thought he knew exactly what he wanted and could put it into his own particular form of language, and that it must carry him through in some way. Everybody who had a house to let had his own particular notion of the provisions he would put in, and the common form did not suit him. He wanted little additional clauses, and it was the little additional clauses that gave all the trouble. There were the cut and dried clauses that the law imported into agreements between people to let and take land. But if a common form were provided those little clauses would still be put in by the landlord, in the same way as he would buy the common printed

form of will in a shop, and then stick in little clauses of his own, either as to attestation or to some other thing which almost invariably involved litigation in the end.

He could not help feeling the kindness of the almost unanimous commendations which the Members had given to his Paper, but he must not conceal from them the fact that the praise was not due to him alone. A good title has been kindly suggested to him by the Secretary, and if once one got a good title, the writing of the Paper was a comparatively small thing ; but he felt fully compensated for whatever labour he had devoted to it, by the satisfaction of knowing that it had stimulated active investigation on the part of the Members. Mr. Pilditch, in particular, had done him the very great compliment of analysing his authorities and the sources from which he had derived his information.

Of course it was always difficult in a Paper of this description to be instructive without being dull. It was difficult to state propositions without stating them in too broad language when one had to compress them, and the cases in illustration, within a very short compass. He had endeavoured, as far as he could, to use the language of the judges in stating the rules which they had laid down.

He thought Mr. Pilditch would find on reference to the *Grosvenor Hotel Company v. Hamilton*, that although the question of common nuisance may have entered into it, one of the grounds on which the court gave its decision was that the landlord was acting in derogation of his grant. The later case of *Broomfield v. Williams*, which came from Wales, was decided and reported after he had written his Paper. Although it was an important case, he did not think it necessary to dis-

turb the Paper, after getting it into the printer's hands, by inserting that case, for although it was reported as distinguished from the *Birmingham and Dudley Banking Company v. Ross*, it only carried out the two principles established in the two sets of cases which had gone before; first of all that the landlord must not use the land which he retained to injuriously affect the rights of the land he had sold, but it left untouched the principle of the case of the *Dudley Banking Company v. Ross*. The principle was this: the good faith of dealing. If one simply put on a plan of property "building land," that was not any notice that it was going to be built upon, but if information had been conveyed that it was the landlord's intention to use that land for building purposes, and one bought adjoining property upon this knowledge recognized by both sides, it would be contrary to good faith to allow the purchaser to depart from what was the intention of the two parties.

He feared that Mr. Warner was under a wrong impression as to what he meant to convey by the use of the word "demise," as being only applicable to underleases. A lease did not differ in any respect from an underlease so far as that was concerned. The word "demise" whether in a lease or underlease created a covenant for title.

A question was put to him as to the distinction between a "business" and "trade"—as to whether the vocation of a doctor, surveyor, solicitor, or barrister, was business; clearly it was, and if a man had a covenant that he would not carry on at a private house any business he was prevented by that from carrying on either the business of a surveyor, a doctor, or any voca-

tion by which he earned his livelihood, or endeavoured to do so, which was not always the same thing.

Then he was asked by Mr. Warner as to there being no definition of "tenantable repair." Tenantable repair was defined, he thought, in *Proudfoot v. Hart*, by Lord Justice Lopes, namely, that "good tenantable repair" meant "such repair as, having regard to the age, character, and locality of the house would make it reasonably fit for the occupation of a reasonably-minded tenant, of the class who would be likely to take it."*

Then Mr. Howard Chatfeild Clarke referred to refusing a license to assign in the case of building agreements. He quite agreed with him that such assignments were extremely undesirable. Of course the surveyor and landlord always had it in their power to put in a stipulation, and as a rule, or very often, there was a proviso that there should be no assignment of a building agreement, or the assignment was surrounded with such restrictions as made it practically impossible, except under terms which protected the landlord.

He was asked also as to withholding consent for license to assign, until arrangements were made by which the intending assignee agreed with the landlord to take over the liability to repair, would be regarded as reasonable. As had been pointed out with regard to one or two other matters, this was entirely a question of fact in each particular case, but under ordinary circumstances it would be a reasonable ground for a landlord to refuse his license, since it meant that he could only accept him as a tenant with the prospect of having an action with him.

* (See *Professional Notes*, Vol. IV., p. 254.)

As had been said with regard to flats, there was, of course, some slight distinction between them and houses, although in general terms a flat did not stand on a different footing from a house. For example there was the roof which did not belong to anybody in particular as a rule, as was the case with the stairs, and then there were also drain pipes and some other matters. Those were points of detail which obviously it would not have been within the compass of the Paper to have dealt with very specifically. He had, he hoped, fulfilled his purpose by pointing out in a general way some of the difficulties which it was well to avoid, and some of the things in respect of which it was necessary to feel, when one was getting on such unsafe ground, that it was wise to pause, and when if one did not quite know the law on the subject himself he must seek advice for his own safety. If he had done that he had fulfilled the object which he had in view, and so far as he had done so he thought to that extent he had performed the task imposed upon him by the Institution.

The Meeting then adjourned.

THE ANNUAL GENERAL MEETING,
Monday, May 31st, 1897.

DANIEL WATNEY (President) in the Chair.

The Report of the Scrutineers, appointed at the Ordinary General Meeting of Monday, May 10th, 1897, under the provisions of Article XLII. of the By-Laws, was read to the Meeting.

The Report declared that the following had been elected a

COUNCIL FOR THE ENSUING YEAR.

President.

CHRISTOPHER OAKLEY (*London*)

Vice-Presidents.

ROBERT VIGERS (*London*)
 THOMAS MILLER RICKMAN
 (*London*)

ROBERT GEORGE CLUTTON
 (*London*)
 JOHN SHAW (*Derby*)

Members of Council.

JOHN F. L. ROLLESTON
 (*Leicester*)
 ARTHUR VERNON
 (*High Wycombe*)
 HENRY DREW (*Exeter*)
 FRED. THOS. GALSWORTHY
 (*London*)
 ALBERT BUCK (*Worcester*)
 HERBERT THOMAS STEWARD
 (*London*)
 CHARLES BIDWELL (*Ely*)
 RICHARD HORSFALL
 (*Halifax*)

WILLIAM WRIGHT (*Wollaton*
Notts)
 GEORGE LANGRIDGE
 (*Tunbridge Wells*)
 JACOB WILSON FAIR (*Wigan*)
 THOMAS TAYLOR
 WAINWRIGHT (*Liverpool*)
 HOWARD MARTIN (*London*)
 JAMES STEWART KINCAID
 (*Dublin*)
 ALEXANDER ROSE STENNING
 (*London*)
 ALFRED SAVILL (*London*)

Professional Associates of Council.

EDWARD SMYTHE (*London*)
 JOSEPH HENRY SABIN (*London*)

Associates of Council.

SIR RICHARD EVERARD WEBSTER, G.C.M.G., Q.C., M.P.
 JOHN WOLFE BARRY, C.B.

The Report of the Council on the state of the Institution and the Statement of Receipts and Expenditure for the year 1896 were read.

IT WAS RESOLVED—"That the Report of the Council and the Balance Sheet be received and approved, and be printed and circulated with the 'Transactions.'"

IT WAS RESOLVED—"That the thanks of the Institution be given to Messrs. H. C. NEWMARCH and C. P. HALL for the efficient performance of their duties as Auditors."

IT WAS RESOLVED—"That the thanks of the Institution are due and be given to the President, the Vice-Presidents, and the other Members and Associates of Council, for the able manner in which they have administered the affairs of the Institution."

IT WAS RESOLVED—"That the thanks of the Institution be given to Mr. JOHN WORNHAM PENFOLD (the Honorary Secretary), to Mr. JULIAN C. ROGERS (the Secretary), and the other officers of the Institution, for the able manner in which they have executed their several duties."

THE PRESIDENT presented the following Prizes won by Candidates in the Preliminary and Professional Examinations, 1897 :—

THE INSTITUTION PRIZE OF THE VALUE
OF £15 15s.

to JOHN MURRAY KERR, placed first in the Students' Proficiency Examination, 1897.

THE SPECIAL PRIZE OF THE VALUE OF £10 10s.

to JOSEPH GRANT BICKFORD, placed second in the Students' Proficiency Examination, 1897.

THE "CRAWTER" PRIZE OF THE VALUE OF £10
for the best work in the subject "Principles and Prac-
tice of Valuation" in the Fellowship Examination 1897,
to WILLIAM SELVES WALKER.

THE PENFOLD GOLD MEDAL
for the highest number of marks (over 75% of the
maximum) in the Fellowship Examination, 1897,
to FREDERICK ALGERNON GREEN.

THE "DRIVER" PRIZE OF THE VALUE OF £15 15s.
for the highest number of marks in the Examination
(1897) for Non-Student Candidates for the Class of
Professional Associates, and

THE PENFOLD SILVER MEDAL
for the highest percentage of marks (over 75% of the
respective maxima) in the Two Divisions of the
Associateship Examination, 1897,
to SIDNEY ARTHUR SMITH.

THE "THOMAS SANDERS" PRIZE OF THE VALUE
OF £2 2s.
for the highest number of marks in the Preliminary
Examination, 1897,
to THOMAS JAMES MEABY.

THE PRESIDENT'S PRIZE OF THE VALUE OF £5
for the best Paper read at the Junior Meetings during
the Session 1896-97,
to NORRIS TYNWALD COWIN.

It was resolved—

“That the thanks of the Meeting be given to Messrs. H. CHATFIELD CLARKE, A. E. CHRISTY, J. H. MELLEFIELD, and A. ROODS, for their services as scrutineers.”

A vote of thanks to THE PRESIDENT for his conduct in the Chair was passed unanimously, and the Meeting terminated.

THE TWENTY-NINTH ANNUAL REPORT OF THE COUNCIL.

Annual General Meeting, May 31st, 1897.

During the last twelve months there has been a net increase of 112 in the number of all classes on the roll, as shown by the following table. The comparison with 1895 is, of course, considerably affected by the fact that the membership was abnormally swelled in that year by the inclusion of the new Members from Ireland.

TABLE A.

	Honorary Members.	Fellows.	Professional Associates.	Associates.	Students.	Colonial Fellows.	
May 1897	18	1797	540	84	252	11	2702
May 1896	17	1796	465	86	220	6	2590
	+ 1	+ 1	+ 75	- 2	+ 32	+ 5	+ 112

The list of Honorary Members has been increased by the addition of the name of the Right Hon. Lord Addington.

There has been practically no increase in the number of Fellows, for against 17 transfers from the Professional Associate Class and 22 elections to the Fellowship there was a loss of 20 by death and 18 by resignation or other causes.

The increase of 75 in the number of Professional Associates is due to 95 elections to that class, as against 17 transfers and three cessors of membership.

Two Associates died and one resigned his membership, while one new Associate was elected during the year.

One Colonial Fellow died, and 6 new Members were added to the class.

There were 94 new Students enrolled, but 20 passed out of this class as being over the prescribed age, 2 died, and 48 were elected Professional Associates after passing the qualifying examination, the net increase of 32 being thus accounted for.

The Council deplore the loss of two valued colleagues by the death of Mr. A. M. Dunlop in January last, after a long and painful illness, and by the recent sudden decease of Mr. Arthur Garrard; each in the midst of a busy and successful career.

The Members will recollect that Mr. Dunlop was next in rotation for the Presidency, an office which it was one of the ambitions of his life to fill.

Mr. Garrard was closely associated with the affairs of the Institution, in the capacity of auditor, from its very earliest days, and during the last 14 years as an active member of the Council. Both he and Mr. Dunlop gave their time most ungrudgingly during many years to the promotion of the welfare of the Institution, and it would be difficult to overestimate the value of the services they rendered.

It may also be permitted to refer here to Mr. Edwin Hippisley, of Wells, who died in January last. He was one of the senior Members of the Institution, being among the first 70 elected, and was the first Chairman of the Somerset, Dorset, and Bristol Provincial Committee.

The growth of the Membership since the foundation of the Institution, in 1868, is shown in the following table:—

TABLE B.

	Members (or "Fellows" after 1881), and Colonial Fellows.	Associates.		Students.	Total.
		Professional.	Ordinary.		
May 1869 ...	162		38	2	202
" 1870 ...	180		59	2	241
" 1871 ...	190		65	2	259
" 1872 ...	205		67	4	276
" 1873 ...	225		74	5	304
" 1874 ...	247		89	6	332
" 1875 ...	275		101	11	387
" 1876 ...	300		119	8	427
" 1877 ...	310		133	11	454
" 1878 ...	312		134	8	454
" 1879 ...	330		146	10	486
" 1880 ...	342		155	10	507
" ¶*1881 ...	357		164	14	535
" 1882 ...	480		235	7	722
" 1883 ...	557	218	74	38	887
" †1884 ...	666	307	80	58	1121
" 1885 ...	703	317	86	86	1192
" 1886 ...	716	316	84	80	1196
" 1887 ...	741	339	89	108	1277
" 1888 ...	798	333	90	102	1323
" 1889 ...	910	334	89	110	1443
" 1890 ...	1095	310	89	123	1617
" 1891 ...	1374	336	96	140	1946
" 1892 ...	1646	342	97	172	2268
" 1893 ...	1629	353	93	181	2269
" 1894 ...	1626	381	84	204	2309
" 1895 ..	1629	430	83	210	2352
" 1896 ..	1802	465	86	220	2573
" 1897 ...	1808	540	84	252	2684
Honorary Members,					18
Grand Total					2702

* Since August, 1881, "Members" have been designated "Fellows," and in 1883 "Associates" were divided into "Ordinary" and "Professional" Associates.

† The Compulsory Examination for Professional Associates came into operation in 1884.

‡ The Compulsory Examination for all classes of Professional Members came into operation in August, 1891.

¶ The Charter was obtained on August 26th, 1881.

FINANCE.

The Council have felt for some years past that the system of Institution accounts, and the form in which they are presented to the Members, required re-modelling in order to bring them into modern shape. As the by-laws stipulate that the two Auditors shall be Members of the Institution, it was not within the power of the Council to place the matter in the hands of professional auditors; but by calling in the services of a skilled accountant to advise as to the best form for the accounts and to assist the Auditors in their annual investigation, they have been able to effect an improvement in this direction which they trust will meet with the approval of the Members.

The accounts will speak for themselves. It may, however, be pointed out generally, and employing round figures, that entrance fees show an increase of £169 as compared with 1895, Fellows' subscriptions a decrease of some £450, and other subscriptions an increase of £221, being a net decrease in subscriptions from all classes of £229 during the twelve months to Christmas last.

The decrease is, however, only apparent, being explained by the fact that the first subscriptions of the new Irish Members were paid in 1895 in advance for 1896, and do not, consequently, appear in the accounts for the year under review.

The fees received for the arbitration rooms show an increase of £51 (in spite of the fact of the removal to Savoy Street, which has had some effect on this source of revenue), dividends an increase of £94, and miscellaneous items an increase of £74.

Turning to expenditure, there is a net increase to Christmas last amounting to £444 in the item of rent.

The old premises were held at ground rents amounting to £385 a year, while the new site has been taken at a ground rent of £1,000 a year commencing at Christmas, 1895. Additional rent has also been incurred in respect of the temporary premises, while a sum of £247 odd has been expended in the redemption of the land tax on a portion of the site of the new building. These facts together account for the increase under this head.

The item of rates and insurance also shows a considerable increase, due to the fact that the Institution acquired possession of several additional houses occupied by tenants who held the premises free of rates and taxes. Against the increase of £668 under this head there has therefore to be set the sum of £160 received in rent from tenants.

It will be observed that the amount paid in respect of Corporation duty was £105, as compared with £50 in 1895. The apparent increase was owing to an alteration in the date of collecting the tax, two payments thus falling within the same year.

The item "Repairs" includes the cost of removal to the temporary premises and the re-erection and adaptation of the book cases.

Miscellaneous items, such as "Stationery," "Postage," "Books of Accounts," &c., which are in the nature of growing charges, show an increase of £120.

The *Transactions* and *Professional Notes* have cost about £270 more in 1896 than in the previous year, but the edition is much larger and there has been a considerable increase in the size of the last volumes of both publications. The increased outlay under the head of "Provincial Committees" is due to the fact that the Council, as one of the conditions of the amalgamation of the Irish Land Agents' Association, agreed to defray the cost of the publication of their "Reports of Cases," in

INVESTMENTS.

The total Investments, at the date of this Report, are as follows :—

£3,545	4	9	2 $\frac{3}{4}$	per Cent. Consols.
1,545	0	0		Great Eastern Railway 4 per Cent. De- benture Stock.
2,006	0	0		London and North Western Railway 3 per Cent. Debenture Stock.
7,900	0	0		India 3 $\frac{1}{2}$ per Cent. and
4,500	0	0		New South Wales 3 $\frac{1}{2}$ per Cent. Stock, on Revenue Account.
1,558	12	10	2 $\frac{3}{4}$	per Cent. Consols on Library Ac- count.
9,030	7	11		New 2 $\frac{1}{2}$ per Cent. on Capital Account
254	0	0		North British Railway Preference Stock on account of the Crawter Bequest.
190	0	0		Midland Railway 3 per Cent. Debenture Stock, on account of the Beadel Bequest, and
503	1	11		India 3 per Cent. on account of the Penfold Gift.

The total Investments, calculated at current prices, now represent a sum of £35,226 16s. 6*d.*

EXAMINATIONS.

The following table, giving the number of Candidates who have, year by year, presented themselves for examination, shows that at the Preliminary Examinations in January, 1897, held simultaneously in London, Dublin, and Manchester, 133 Student Candidates came up, of whom 91 passed, and for the Professional Examinations in March, 1897, 236 Candidates came up in London and Dublin, of whom 151 passed.

TABLE D.

Years.	Preliminary Examinations.			Professional Examinations.		
	Candidates.	Passed.	Percentage.	Candidates.	Passed.	Percentage.
1881	13	6	46·15	2	1	50·00
1882	30	17	56·66	—	—	—
1883	44	22	50·00	25	22	88·00
1884	51	30	58·82	36	23	63·89
1885	46	37	80·43	43	31	72·09
1886	46	34	78·26	56	38	67·85
1887	53	39	73·58	58	45	77·59
1888	48	39	81·25	73	52	71·23
1889	51	41	80·39	71	51	71·83
1890	53	44	83·01	96	70	72·91
1891	76	60	78·94	92	68	73·91
1892	83	64	77·10	125	93	74·40
1893	77	57	74·00	149	100	67·11
1894	97	66	68·00	182	129	70·87
1895	121	80	66·11	196	141	71·93
1896	117	78	68·37	212	143	67·45
1897	133	91	68·42	236	151	63·97
TOTALS	1,139	805	70·65	1,652	1,158*	70·13

The Candidates for the Professional Examinations are, it will be remembered, classed in 4 Divisions, each of which comprises 3 Sub-Divisions. The Divisions are as follows:—

Division II., for Students qualifying for the Class of Professional Associates;

Division III., for non-Student Candidates for the Professional Associateship;

Division IV., for Professional Associates wishing to qualify for the Fellowship; and

Division V., for Surveyors in practice for themselves who wish to qualify for the Fellowship direct.

Each of these Divisions is again split up into 3 Sub-

* In order to ascertain the exact number of persons who have passed the Professional Examinations, as distinct from the number of such Examinations which have been passed, it is necessary to deduct from the above total (1,158) those Candidates (295) who passed the Fellowship Examination after having passed the Professional Associateship Examination. This shows the actual number of persons who have passed one or both of the Professional Examinations to be 836.

Divisions, viz.: Sub-Division I, "Chiefly Land Agency," Sub-Division II, "Chiefly Valuation," and Sub-Division III, "Chiefly Building." With this explanation it will perhaps be interesting, for the purposes of comparison, to show the results of the Examinations first under the Divisions in which the Candidates enter, and next to analyse the passes and failures as affecting the different Sub-Divisions.

The Examiners have awarded to the 52 Student Candidates a total of 29,283 out of a possible 52,000 marks passing 39 and rejecting 11; the percentage of successes being 75 per cent.

To the 118 Non-Student Candidates 81,491 marks were awarded out of a possible 141,600; 65 passing, and 53 failing, 54·23 per cent. being successful.

The 56 Fellowship Candidates from the ranks of the Professional Associates gained 32,684 marks out of 56,000; 42 being successful, or 75·0 per cent.

The 6 Candidates for the Direct Fellowship Examination obtained 5,182 marks out of a possible 9,000, and 3 of them succeeded in passing.

The 71 Candidates in the "Land Agency" Sub-Division, out of a possible 79,500 marks, obtained 47,358, or 59·55 per cent., 48 Candidates being successful.

In the "Valuation" Sub-Division, 65·278 marks out of a possible 112,700 were obtained, or 57·91 per cent., and 71 Candidates out of 103 passed.

In the "Building" Sub-Division the aggregate marks obtained were 36,579 out of 66,400, or 55·07 per cent., and 30 Candidates out of 58 passed.

The percentage of passes to the total number of Candidates presenting themselves was thus 67·60 per cent. in the "Land Agency," 69·98 per cent. in the "Valuation," and 53·44 per cent. in the "Building" Sub-Divisions, the percentage for the whole of the Candidates being, as shown in Table D, 63·97 per cent.

The Prizes were awarded as follows :—

The “Institution” Prize, of the value of 15 guineas was awarded to a Candidate in the “Land Agency” Sub-Division of the Proficiency Examination, who was at the head of the Student Candidates with 78 per cent. of the possible marks.

The “Special” Prize of 10 guineas was gained by a Valuation Candidate, with 74·2 per cent. of the possible marks.

The “Crawter” Prize of £10 for the best work in the subject of “Valuations” in Division IV. was awarded to a Candidate who obtained nearly 80 per cent. of the possible marks in this subject.

The “Penfold” Gold Medal was awarded to a Candidate in the Valuation Sub-Division of Division IV., who took the first place with 79 per cent. of the possible marks.

The “Penfold” Silver Medal was gained by a “Valuation” Candidate in Division III., to whom the “Driver” Prize of 15 guineas was also awarded, he having obtained 84·25 per cent. of the possible marks.

The “Thomas Sanders” Prize of the value of Two Guineas, was won by a Candidate who headed this year’s list at the Preliminary Examination with 97·8 per cent. of the possible marks.

The thanks of the Council are primarily due in connection with the Examinations to the Honorary Examiners, whose services to the Institution it is difficult to overestimate. Several of these gentlemen occupy distinguished positions at the bar, and are well-known to the Members, viz. :—Mr. E. J. CASTLE, Q.C., Mr. G. M. FREEMAN, Q.C., Mr. T. W. WHEELER, Q.C., Mr. J. W. WILLIS BUND, and Mr. H. A. RIGG. Other Members, viz. :—Mr. T. A. DICKSON, Mr. E. B. F’ANSON, Mr. A. R. STENNING, Mr. C. J. MANN, and Mr. W. EVE, have also given most valuable assistance, to say nothing of the

services rendered by colleagues on the Council, to whom have fallen some of the most difficult and laborious of the subjects included in the Examinations.

The Council have again to record their grateful thanks to LORD JERSEY for placing the woods and grounds of Osterley Park at their disposal for the purposes of the "Surveying" and "Forestry" Examinations, and for the hospitality extended to the Candidates and the Examiners. Their acknowledgments are also due to his lordship's agent, Mr. W. D. LITTLE, for his genial and ever-ready assistance in this same connection.

PROVINCIAL COMMITTEES.

The following table shows the names of the Committees, with their membership, their respective chairmen, and the approximate date of their annual meetings.

TABLE E. PROVINCIAL COMMITTEES.

Committee.	Chairman.	Number of Members.	Date of Expiration of Chairman's Year of Office.
A ¹ Northumberland and Durham Committee	T. J. Armstrong	32	21 April.
A ² Cumberland and Westmoreland Committee	J. Banks ...	17	9 April.
B Counties Palatine	John Holden ...	95	2 June.
C Yorkshire	W. H. Wellsted	84	1 May.
D Salop and Hereford	H. J. Wyley ...	32	12 May.
E Derby and Stafford	H. Sandy ...	38	18 May.
F Nottingham and Lincoln	W. Wright ...	43	10 May.
G Monmouth and South Wales... ..	R. Forrest ...	31	4 May.
H Warwick and Worcester	W. P. Evans ...	53	1 June.
I Leicester, Northampton, and Rutland	J. German ...	44	31 May.
J Cambridge, Huntingdon, Norfolk, and Suffolk	J. C. Jonas ...	46	6 May.
K Berks, Bucks, and Oxon	J. J. Gale ...	44	24 April.
L Beds, Essex, Herts, and Middlesex ...	Hon. E. G. Strutt	49	23 May.
M Devon and Cornwall	F. Ward ...	39	17 April.
N Somerset, Glo'ster, and North Wilts	R. F. Sturge ...	50	16 April.
O Hants, Dorset, and South Wilts ...	C. W. Gater ...	87	5 May.
P Kent	G. Langridge ...	66	24 May.
Q Sussex	J. Woodhams ...	34	25 August.
R North Wales and Radnor	J. E. Poundley	19	30 May.
S Irish Land Agents' Committee ...	J. S. Kincaid ...	203	2 Sept.
T Scottish Committee	T. Binnie ...	18	14 Jan.

The following Table shows the Attendances at Council and Committee Meetings, from May 6th, 1896, to April 28th, 1897 (both inclusive).

NAME.	Council Attendances.	Committee Attendances.	Total Council and Committee Attendances.	Percentage of Actual to Possible Attendances.
MEMBERS.				
Bidwell, C.	6	3	9	39.2
Buck, A.	6	1	7	26.9
Clutton, R. G.	5	2	7	25.0
Drew, H.	1		1	5.5
†Driver, R. C.				
Fair, J. W.	3		3	17.6
Galsworthy, F. T.	5	8	13	41.9
Garrard, A. (deceased)	6	18	24	55.7
Horsfall, R.	3	1	4	14.3
*Kincaid, J. S.				
Langridge, G.	11	4	15	60.0
Martin, H.	15	12	27	84.3
Oakley, C.	12	3	15	51.7
Rickman, T. M.	15	20	35	85.3
Rolleston, J. F. L.	4	1	5	20.0
Shaw, J.	6	2	8	42.1
†Shoppee, C. J.	3	6	9	20.9
Steward, H. T.	7	7	14	53.8
†Sturge, W.				
†Squarey, E. P.	3		3	17.6
Vernon, A.	15	13	28	73.4
Vigers, R.	13	12	25	67.5
Wainwright, T. T.	2	1	3	12.5
Watney, D.	17	27	44	95.6
Wright, W.	7		7	29.1
PROFESSIONAL ASSOCIATES.				
Sabin, J. H.	15	12	27	87.1
Smyth, E.	12	4	16	66.6

* Elected a Member of the Council, April 12th, 1897.

† Ex-officio Members of the Council.

PUBLICATIONS.

The interest of the Evening Meetings has been well sustained during the Session. The current volume of *Transactions* contains excellent Papers by Mr. WALTER C. RYDE on the "Agricultural Rates Act, 1896;" by Mr. HOWARD MARTIN on "The Future Development of the "Surveyors' Institution;" by Mr. J. W. WILLIS BUND on "Allotments and Small Holdings;" by the Right Hon. HORACE PLUNKETT, M.P., on "Agricultural Co-operation;" by Mr. C. H. HOOPER on "Fruit Growing as an Auxiliary to Agriculture;" by Mr. WALTER SIMMS on "London;" and by Mr. J. H. REDMAN on "Some "Legal Incidents of Urban Property." The volume of *Transactions* containing the Papers and the resulting discussions, some of which were of unusual length, equals in bulk any previously issued.

Another volume of the *Professional Notes* has been completed since the date of the last Annual Report, and will be found to contain a large amount of useful professional information in a form very convenient for reference.

The Council refer with peculiar gratification to the generous gift by the President, Mr. WATNEY, of the sum of £425 for the perpetual endowment of a prize for the encouragement of the study of the Science and Practice of British Forestry. The exact conditions under which the prize will be awarded have yet to be determined, and will be announced in due course. Meanwhile a declaration of trust in respect of the fund has been drawn up and executed under the Common Seal, by which the carrying out of the donor's purposes will be secured for all time.

FUTURE DEVELOPMENTS.

There are no doubt directions in which the usefulness of the Institution may be still further increased, and some suggestions which have reached the Council from various sources were referred by them to a representative Committee, consisting of Mr. WATNEY (the President), Mr. OAKLEY, Mr. VIGERS, and Mr. RICKMAN (Vice-Presidents), and the following Members of the Council: Mr. BIDWELL (Ely), Mr. HORSFALL (Halifax), Mr. LANGRIDGE (Tunbridge Wells), Mr. HOWARD MARTIN (London), Mr. ROLLESTON (Leicester), Mr. SHAW (Derby), and Mr. VERNON (High Wycombe).

This Committee, after exhaustively considering all the various proposals, drew up and presented the following Report, which has been adopted by the Council:—

Your Committee, appointed by a Minute of the Council dated Monday, March 22nd, 1897,

“To consider the various proposals for increasing the
“usefulness of the Institution suggested at the
“Conference with Country Members, held on February 24th, 1897; in Mr. Howard Martin’s Paper
“on ‘The Future Development of the Surveyors’
“Institution,’ read on January 11th, 1897, and in
“the Discussion thereon,”

have met and considered the various proposals referred to.

The four following proposals were drawn up and submitted by the Country Members attending the Conference on the 24th February, 1897:—

1. “To establish travelling scholarships to enable
“students to learn items of the profession which
“are not easily learned at home, such as wood
“management, &c.”

As regards this proposal your Committee beg to report that, in their opinion, By-law 67 absolutely precludes the Council from devoting the "Income or Revenue" of the Institution to objects of the kind; and your Committee do not consider it either desirable or prudent to take any steps to alter the By-Laws in order to meet the case.

2. "To reduce the annual subscriptions of Country Members."

Your Committee are of opinion that no case has been made out for differential subscriptions as between London and Country Members. They are not able to discover that the London Members possess any advantage that is not shared by the Country Members. They find that, as a matter of fact, the Institution is more resorted to by the latter than by the former, who, having offices of their own in London, rarely make use of it for business appointments, while Country Members do so to a very considerable and increasing extent.

3. "To establish a Register for bringing landlords wanting agents, and agents wanting appointments, in touch with each other."

This proposal has been considered by your Committee in connection with a similar but somewhat less comprehensive proposal, viz. :—

- "To establish a Register of Members seeking appointments or requiring assistants or pupils."

These proposals are, in the opinion of your Committee, both desirable and practicable, and your Committee have directed the Secretary to report to them as to the best mode of carrying them out.

- 4 "To open the Library of the Institution in the form of a Circulating Library, so that books may be available for the use of Members at their homes."

This proposal your Committee regard as impracticable in its present form, but they consider that the establishment of Professional Libraries in Provincial Centres might be useful; but it is essential, in their opinion, that the initiative in the establishment of any Libraries of the kind should rest with the Provincial Committees, who are the best judges of their local needs and as to the Centres most suitable for the purpose, and that any aid which the Council might render should be ancillary to the action of the Committees themselves in this respect.

The following suggestions have also been made:—

5. "To hold General Meetings annually in the Provinces,
"taking the principal Centres in rotation."

This, in the opinion of your Committee, is very useful, and worthy of adoption, and they recommend that it be referred back to this Committee to formulate a scheme.

6. "To give Prizes to young Members contributing
"Papers."

Your Committee would point out that the limitations imposed by By-Law 67 apply to this proposal as well as to that relating to Travelling Scholarships, but they are of opinion that something in this direction might be done in connection with the Junior Meetings, by relieving the authors (if Students) of the best two Papers read each Session at those Meetings of their obligation under By-Law 32, providing the Papers are, in the opinion of the Council, of sufficient merit to entitle the authors to this privilege.

7. "To circulate advance copies of each Paper to be
"read at General Meetings, or a précis of it, to be
"prepared by the author."

This proposal has the approval of your Committee, and they recommend that on each occasion when a Paper is to be read a précis be printed and sent out some days before the Meeting.

8. "To adopt the title 'Chartered Surveyors.'"

This proposal does not commend itself to your Committee, and would not, in their opinion, meet with the general approval of the Members.

9. "To publish each year's Examination Papers, with
"the Examiner's name at the head of each Paper."

Your Committee consider that this arrangement would be most undesirable and detrimental to the interests of the Examinations. Revised Example Papers are published every three or four years in a new edition of the Syllabus, and this is, in their opinion, quite sufficient.

10. "To take disciplinary action with regard to the use
"of the 'designatory letters' by firms."

As regards this proposal, your Committee have only to remark that the Council are probably quite prepared to deal with such cases when brought under their notice.

11. "To make the Examinations more practical in such
"subjects as Sanitary Science, Dilapidations, &c.,
"and to give a greater range of choice of Special
"Subjects."

This is clearly a matter for the Professional Education Committee, who devote much time and attention to the subject.

12. "To draw a more distinct dividing line between the
"various branches of the profession."

Your Committee do not understand the precise meaning of this proposal, but, speaking generally, they may point out that the policy of the Council has, for years past, been to unite the various branches of the profession.

13. "To increase the importance of the Examination in
"Surveying and Levelling."

Your Committee are not able to agree with this proposal,

being of opinion that all necessary prominence is already given to the subject in the Examination system.

14. "To establish a course of elementary lectures for
"Students."

Your Committee are of opinion that the need, if it be one, is amply supplied by numerous teaching agencies throughout the country. Moreover, they would point out that from the first inception of the Examination system the Council have carefully dissociated themselves from teaching functions, and it is obvious that any change in their attitude in this respect would tend to lessen or destroy the friendly feelings existing between the Institution and the various Colleges and Schools to which Candidates for the Examination resort for their instruction. It would also give London Candidates an advantage that might be considered invidious by Country Candidates.

15. "To create a class of Honorary Corresponding
Members."

This proposal commends itself to your Committee.

16. "To have a small Museum of Building Materials."

This proposal your Committee consider might, with advantage, be given effect to in the new building.

17. "To secure the exclusive appointment of Members
"of the Institution as Umpires."

This is neither possible nor desirable.

18. "To arrange for paid lectures on Professional
"Subjects at the Ordinary General Meetings."

Your Committee are of opinion that occasional Lectures by paid experts (not members of the Institution) would be desirable.

19. "The President and Council to hold occasional
"Official Receptions."

Such receptions would probably be very much appreciated. They would tend to enhance the interest of Members in the Institution, and your Committee have no hesitation in commending the proposal to the favourable consideration of the Council.

Lastly, your Committee have very carefully considered a suggestion that the Council should establish a species of Estate Registry as the official Registry of the Institution. They consider, however, that the establishment of a Registry of the kind would be quite beyond the scope of the Institution.

Other suggestions received the consideration of your Committee, but, as they all fall more or less within the scope of those enumerated above, they do not consider it necessary to discuss them in this Report.

RECAPITULATION.

Stated briefly, your Committee recommend (subject to the limitations and conditions above stated) the following proposals for approval by the Council:—

1. The establishment of a Register for bringing landlords wanting agents, and agents wanting appointments, into touch with each other, and for the convenience of Members requiring assistants and pupils, and of young Members seeking appointments.
2. The establishment of local Libraries in Provincial Centres.
3. The holding of General Meetings annually in the Provinces, taking the principal centres in rotation.
4. The encouraging of Students to read Papers at the Junior Meetings, by considering the more meri-

torious of their efforts in this direction as satisfying their obligation under By-Law 32.

5. The circulation of a précis of each Sessional Paper some days before the Meeting at which it is to be read.
6. The creation of a Class of Honorary Corresponding Members.
7. The establishment of a small Museum of Building Materials.
8. The arranging for occasional paid Lecturers by non-Members on Technical Subjects.
9. The holding by the President and Council of occasional Official Receptions.

Signed on behalf of the Committee,

DANIEL WATNEY,
Chairman.

PROFESSIONAL PRACTICE.

The Council have had, during the year, to investigate complaints against certain Members who were accused of having acted in disregard of the traditions of the profession and of the honourable relations which should subsist between Members of the Institution in their business dealings, and the action of the Council in these matters has had satisfactory results. It will be readily understood that it is impossible to give publicity to matters of the kind or to do more than refer to these cases in a general way, but the Council feel that the Members should have this assurance that they are using

their best endeavours to guard the interests of the Institution, and the honour of the profession, by every means in their power.

JUBILEE ADDRESS.

The Council, on behalf of the Members of the Institution, drew up, and affixed the Common Seal to the following Address to Her Majesty, which has been forwarded to the Secretary of State for presentation

To the Queen's Most Excellent Majesty,

The Humble, Loyal, and Dutiful Address of the President, Vice-Presidents, Council, and Members of The Surveyors' Institution, incorporated by Royal Charter.

We, Your Majesty's most Loyal and Dutiful Subjects, the President, Vice-Presidents, Council, and Members of The Surveyors' Institution, venture to approach Your Majesty, on the completion of the 60th year of your Glorious Reign, with expressions of loyal attachment to Your Person and Dynasty.

The Members of The Surveyors' Institution, nearly 3,000 in number, distributed throughout the United Kingdom and the Colonies, rejoice with all Your Loyal People that your Rule has been prolonged for so many years.

Among your Majesty's Subjects there are none more closely identified than Surveyors with those Great Interests of Property which depend so much, for their security, upon a just and equal administration of the Laws and adherence to the principles of the Constitution. None therefore recognise more fully the blessings to your people resulting from Your Majesty's example of all that is pure and noble in public and private life. Under Your benign sway, Commerce, Education, and the Liberal Arts have reached their highest development, rendering the Victorian Era the most glorious in the annals of the Empire.

The Surveyors' Institution pray that Almighty God, who, during the past sixty years, has so blessed Your Majesty and the people of this Realm, will grant that Your future years may be spent in peaceful enjoyment of the Reverence and Affection of your Grateful Subjects, and the Respect and Admiration of the World.

The Common Seal of the Surveyors' Institution, affixed this 17th day of May, 1897, in the presence of

DANIEL WATNEY,
President.



THE NEW BUILDINGS.

In their last Report the Council referred to the fact that the Corporation had acquired a lease for 999 years of an enlarged site containing some 6,700 superficial feet with frontages to Great George Street and Little George Street, at a ground rent of £1,000 per annum, that they had undertaken to cover the whole site with new buildings, and that, after inviting designs from a number of architects, they had selected one by Mr. Alfred Waterhouse, R.A., and that the demolition of the old buildings would be commenced in the course of the summer. They have now to report further that after inviting and receiving tenders from a number of leading building firms, they decided to accept the lowest, that of Messrs. Foster and Dicksee, of Rugby and London, who have undertaken to carry out Mr. Waterhouse's plans and specification.

It is satisfactory to be able to report that the site has been cleared, and that the work of actual erection is now well in hand, the contractor hoping to get the building roofed in before the winter.

The new Institution will, it is believed, when completed, bear comparison with any building of the kind in London, and will afford many additional facilities for carrying on the Society's work, and opportunities for promoting the comfort of the Members.

On the whole the Council feel that they can cordially congratulate the Members on the progress of the Institution during the past year in every one of its numerous channels of activity.

There only remains the pleasant duty of acknowledging the cordial assistance and support which the Council has received from the Members during the year.

1896.		£ s. d.	£ s. d.	£ s. d.
Jan. 1st.	To Cash at Bankers and in hands of Secretary brought forward ...			367 7 5
	RECEIPTS ON INCOME ACCOUNT, VIZ. :—			
Dec. 31st.	To 1,524 Fellows' Subs. for 1896 at £3 3s.	4,800 12 0		
	„ 49 Fellows' Subs. Arrears at £3 3s.	154 7 0		
	„ 14 Fellows' Subscriptions in advance for 1897 at £3 3s.	44 2 0		
			4,999 1 0	
	„ 526 Professional Associates', Associates', and Colonial Fellows' Subs. at £2 2s.	1,104 12 0		
	„ 25 Professional Associates', Associates', and Colonial Fellows' Subscriptions Arrears at £2 2s....	52 10 0		
	„ 7 Professional Associates', Associates', and Colonial Fellows' Subscriptions restored to List at £2 2s.	14 14 0		
	„ 4 Professional Associates', Associates', and Colonial Fellows' Subscriptions in advance for 1897 at £2 2s.	8 8 0		
	„ 1 Part paid	1 1 0		
			1,181 5 0	
	„ 186 Students' Subscriptions at £1 1s.	195 6 0		
	„ 7 Students' Subs. Arrears at £1 1s.	7 7 0		
	„ 2 Students' Subscriptions in advance for 1897 at £1 1s.	2 2 0		
			204 15 0	
	„ Hire of Rooms	441 10 6		
	Less Paid for Hire	21 0 0		
			420 10 6	
	„ Dividends, Interest, &c.		860 10 3	
		£ s. d.		
	„ Examinations, viz.: Candidates' Fees in Division III., and Fees forfeited	703 10 0		
	Sale of Examinations Syllabus	30 14 3		
	Thomas Sanders' Prize	2 2 0		
			736 6 3	
	Less Payments as under, viz. :—			
	Examiners' Fees, &c.	297 2 11		
	Hire of Instruments and Sundry Disbursements	297 2 11		
	Examination Fees refunded	9 9 0		
	Prizes	28 8 6		
			632 3 4	
			104 2 11	
	RECEIPTS ON CAPITAL ACCOUNT, VIZ. :—			7,770 4 8
	To 20 Fellows' Entrance Fees at £5 5s.	105 0 0		
	„ 36 Fellows' Entrance Fees Balance on transfer at £2 2s....	75 12 0		
			180 12 0	
	„ 104 Professional Associates', Associates', and Colonial Fellows' Entrance Fees at £3 3s.	327 12 0		
	„ 1 Associate's Life Membership Subscription	21 0 0		
			348 12 0	
				529 4 0

1896.	£	s.	d.	£	s.	d.
PAYMENTS ON INCOME ACCOUNT, VIZ.:—						
By Rent	987	0	10			
Less Amount received from Tribunal of Appeal and Occupiers of Nos. 3 and 4, Little George Street	170	8	0			
				816	12	10
„ Rates, Taxes, and Insurance	209	3	2			
„ Fuel, Light, and Water	80	13	2			
				289	16	4
„ Corporation Duty				104	16	0
„ Removing, Building, and Repairs				247	11	
„ Stationery, Postage and Receipt Stamps, Account Books, &c.				506	9	3
„ Salaries of Secretary and Staff	1,884	1	8			
„ Wages, Allowances, &c....	164	5	10			
				2,048	7	6
„ Household Effects, Housekeeper's Petty Cash Expenses, Commission on Cheques, and Sundry Disbursements				275	14	4
	£	s.	d.			
„ Publication of <i>Transactions</i>	395	6	9			
„ Binding	9	16	1			
„ Reporting	43	1	0			
				448	3	10
Less sale of <i>Transactions</i>	42	1	5			
				406	2	5
„ Publication of <i>Professional Notes</i>	147	0	6			
Less sale of do.	37	9	0			
				109	11	6
„ Provincial Committees				252	14	1
„ General Printing				290	13	3
„ Law Charges and Advertisements				53	2	6
				5,401	11	11

PAYMENTS ON CAPITAL ACCOUNT, VIZ.:—

To Purchase Money. No. 4, Little George Street	750	0	0			
„ Redemption of Land Tax	247	16	2			
„ Honorarium to Competing Architects	420	0	0			
„ Law Charges, &c.	60	15	0			
				1,478	11	2
„ Cash at Bankers, and in hands of Secretary carried forward	786	13	0			
Cash at Bankers on Deposit Account	1,000	0	0			
				1,786	13	0

31ST DECEMBER, 1896.

475

LIABILITIES.

1896.

	£	s.	d.
Accumulations Account	34,581	5	4
Library, Forestry, and Geological Collections Account	6,244	4	8
"Prize Endowment," Capital Account	1,131	14	8
"Prize Endowment," Income Account	26	9	5
"Suspense" Account	775	19	0
Due to Sundry Creditors	748	19	0

£43,508 12 1

Examined with the books and vouchers and found correct.

H. C. NEWMARCH.
CHARLES E. HALL.

May 27th, 1897.

				£	s.	d.
1896.						
Dec. 31st.	To Depreciation on Furniture, &c.	...	...	...	40	19 0
	„ Balance carried forward	...	...	...	34,581	5 4

£34,622 4 4

LIBRARY, FORESTRY, AND

				£	s.	d.
1896.						
Dec. 31st.	To Purchase of Forestry Specimens during the year	...	...	...	12	18 6
	„ Balance carried forward	...	...	...	6,244	4 8

£6,257 3 2

1896.		£	s.	d.
Jan. 1st.	By Balance brought forward	...	32,880	14 5
Dec. 31st.	„ Transfer Excess of Income applicable to 1896	£2,110	10 7	
	Less Excess of Expenditure on Capital Account	949	7 2	
	„ Increased Value of Investments as at this date ...		1,161 3 5	
			580 6 6	
			<u>£34,622</u>	<u>4 4</u>
1897.	By Balance brought forward		34,581	5 4
Jan. 1st.	(Being Accumulations as at this date, exclusive of Capital shown under "Prize Endowment" Account and Library, Forestry, and Geological Collections Account respectively.)			

GEOLOGICAL COLLECTIONS, &c.

1896.				£	s.	d.
Jan. 1st.	By Balance brought forward	...	...	5,946	2	1
	Viz.: Cash in hand	...	...	£41	8	9
	£1,558 12 10 $2\frac{3}{4}\%$ Consols	...	...	1,659	19	0
	Value of Books, Forestry, and Geological Collections, &c.	...	...	4,244	14	4
				<u>£5,946</u>	<u>2</u>	<u>1</u>
Dec. 31st.	„ Donations	...	...	154	7	0
	„ Dividends on £1,558 12s. 10d. $2\frac{3}{4}\%$ Consols	...	...	41	19	0
	„ Increased Values as at this date, viz.:—					
	Books, Forestry, and Geological Collections, &c.	...	...	32	18	6
	Investment $2\frac{3}{4}\%$ Consols (as above)	...	...	81	16	7
				<u>114</u>	<u>15</u>	<u>1</u>
				<u>£6,257</u>	<u>3</u>	<u>2</u>
1897.						
Jan. 1st.	By Balance brought forward	...	...	£6,244	4	8

				£	s.	d.
1896.						
Dec. 31st.	To Balance carried forward	...	...	...	1,131	14 8

£1,131 14 8

"PRIZE ENDOWMENT"

				£	s.	d.
1896.						
	Paid for Penfold Gold and Silver Medals	...	...	16	17	6
	Paid for Cawter Prize	...	...	10	0	0
Dec. 31st.	To Balance carried forward	...	...	26	9	5

£53 6 11

"SUSPENSE"

				£	s.	d.
1896.						
	Paid to Revenue in respect of Fees for Entrances, &c.	...	...	491	8	0
	Students' Fee refunded	...	...	1	1	0
Dec. 31st.	To Balance awaiting application carried forward to 1897...			775	19	0

£1,268 8 0

CAPITAL ACCOUNT.

479

1896.				£	s.	d.
Jan. 1st.	By Balance brought forward viz. :—	...	...	1,100	6	9
	Penfold Gift, £503 1s. 11d. India 3% Stock	£538	4	0		
	Beadel Bequest, £190 Midland					
	Railway 3% Debenture Stock	£218	10	0		
	Cash in hand	...	0	14	9	
				219	4	9
	Crawter Bequest, £254 North British Rail- way No. 1 Preference Stock	...	...	342	18	0
				£1,100	6	9
Dec. 31st.	„ Increased value of Investments as at this date	...	...		31	7 11
					£1,131	14 8
1897.						
Jan. 1st.	By Balance brought forward	...	...	...	1,131	14 8

INCOME ACCOUNT.

1896.				£	s.	d.	£	s.	d.
Jan. 1st.	By Balance brought forward	...	...				23	8	9
Dec. 31st.	„ Dividends, viz. :—								
	On “Crawter” Bequest	...	...	9	16	4			
	„ “Beadel” Bequest	...	...	5	10	2			
	„ “Penfold” Gift	...	...	14	11	8			
							29	18	2
							£53	6	11
1897.									
Jan. 1st.	„ Balance brought forward	...	...				£26	9	5

ACCOUNT.

1896.				£	s.	d.
Jan. 1st.	By Balance brought forward	...	...	691	19	0
Dec. 31st.	„ Examination Fees received during the year in Divisions I., II., IV., and V.	...	...	576	9	0
				£1,268	8	0
1897.						
Jan. 1st.	„ Balance brought forward	...	...	£775	19	0

APPENDIX TO VOL. XXIX.

Obituary.

CHARLES DAVIE BEAUCHAMP (Fellow) was articled to the late Mr. Osborne of Fareham, Hants, and entered the office of Messrs. Clutton, then at 8, Whitehall Place, in 1854. Almost from this date until his death Mr. BEAUCHAMP assumed the chief direction of the works carried out on the extensive estates under their management belonging to the Crown, the Ecclesiastical Commissioners, and other landowners. His extensive practical knowledge and experience in the erection and reinstatement of farmhouses, cottages, and homesteads, and in other agricultural matters in all parts of the country, rendered him peculiarly fitted for this work. He was elected an Associate of the Institution in November, 1868, and a Fellow in November, 1889. His death occurred on the 19th of January, 1897.

ROBERT WILLIAM PEREGRINE BIRCH (Associate), a well-known hydraulic and sanitary engineer, connected for over 21 years with the Institution, was the son of the late Mr. PEREGRINE BIRCH, of the Priory, Forest Row, Sussex. He was for many years professionally retained in some of the most important inquiries, parliamentary and otherwise, on schemes of sanitary engineering and water supply. He was engaged to give evidence for several of the great London water companies

in their opposition to the proposals of the London County Council, and the Commissioners in their report accepted his view that the present sources of supply would, if properly managed, and if waste were prevented, serve for many years to come. He was engaged latterly on some important hydraulic and engineering works for the British Aluminium Company at Foyers, on Loch Ness. Mr. BIRCH was the author of the very interesting Paper in the 10th volume of the *Transactions* on "The Use of Sewage by Farmers," and frequently took part in the discussion of subjects in which he was interested. He was a man of extremely cultured and attractive manners, and was widely known in the surveyors' profession. His death occurred very suddenly, on the 30th August, 1896, in the 51st year of his age.

THOMAS CARRINGTON (Fellow), of Endcliffe Court and Kiveton Park, Sheffield, was articled to the late firm of Messrs. Woodhouse and Jeffcock, of Derby, civil and mining engineers and surveyors, with whom, during a pupilage from 1859 to 1864, he was regularly employed in surveying, both on the surface and underground. He was actively engaged, in 1865, in surveying and laying out part of the Intercolonial Railway through the Cumberland County Coalfield in Nova Scotia. He was also engaged in the development of copper mines and the surveying of roads and tramways in Norway and in the laying of railways, such as the Nutbrook branch of the Erewash Valley Railway, and other colliery and branch lines. He had the entire charge, as mining engineer, of the sinking, at the Kiveton Park Collieries, of four shafts of from 400 to 727 yards in depth, all through water-bearing strata. He was consulting engineer for several collieries, and had a wide

experience as a valuer of surface and mineral properties. Mr. CARRINGTON was a corporate member of the Institution of Civil Engineers, a Fellow of the Geological Society of London, a Past President of the Midland Institute of Civil, Mining, and Mechanical Engineers, and was connected as a member with various other bodies. His death took place on 27th June, 1896, in the 56th year of his age.

ELIAS DORNING (Fellow), one of the most eminent provincial surveyors, was born in 1819, and was articled to Mr. William Benson of Bury, Lancashire, in 1837, on the completion of his articles commencing business as a surveyor in Manchester. For some time he was surveyor to the Lancashire and Yorkshire Railway Company, and after the appointment by that company of a surveyor on their own staff, continued to act for them in purchasing land for the line to Wigan. He was also employed by the London and North Western Railway Company in connection with the construction of the Eccles, Tyldersley and Wigan line, as well as by the Cheshire Lines Committee, the Wirral Railway Company, and during the construction of the North Union Railway. Mr. DORNING acted as consulting engineer to the Earl of Sefton, the Earl of Derby, the Earl of Wilton, Sir R. Brooke, and many other large landowners in the Northern Counties. He was standing arbitrator for the Corporation of Manchester, and for the same body he negotiated the purchase of some 25 miles of the land required for the conduit pipe line for the Thirlmere Water scheme. He was elected a Fellow of the Institution on February 25th, 1889. His death occurred at his residence, Pendlebury Cottage, Manchester, on Saturday, July 18th, 1896, in the 78th year of his age.

ALEXANDER MILNE DUNLOP (Vice-President), the head of the firm of Dunlop, Lightfoot, and Wallis, was born at Roseheart, Aberdeenshire, on the 9th of June, 1841, and received his education at Portsligo School and at the High School, Glasgow. He commenced his professional career as an articled pupil in the office of the late Mr. Peter McBey, of Elgin, who carried on a very extensive business as a surveyor and valuer in the northern counties of Scotland.

Mr. DUNLOP came to London in 1860, and entered the office of the late Mr. H. E. Marsh, then of Charlotte Row, and subsequently of Cannon Street, as his surveyor. He occupied that position for four or five years, when he left to undertake the agency of several large estates in Cheshire. In 1865 he was sent to the West Coast and the interior of Africa to survey and report on properties extending from the Gambia to the Gold Coast, and, on returning, commenced business in Victoria Street, Westminster, but a few years afterwards removed to Old Palace Yard.

During the last 25 years of his life he acted as agent for the late Marquess of Ailesbury, the Earl of Romney, Sir John Astley, Sir W. Lethbridge, Mr. W. E. Oakley, Sir Beaumont L. Dixie, Mr. J. N. Astley, Colonel Bramston, and others, as well as for the Aston estates in Cheshire. In the autumn of 1871 he visited the United States of America and Canada, travelling from New York to San Francisco and from Canada to New Orleans. On his return, Mr. DUNLOP, in addressing a meeting of agriculturists in the north of England, showed his prescience by calling attention to what might be expected in the way of competition in the growing of wheat, and even then urged the advisability of laying down arable land to permanent pasture, a policy he thenceforward

consistently advocated. He, from time to time, visited every European country with a view to gathering information as to Land Tenure and the habits of the agricultural and mining populations.

In later years he was largely engaged, as a witness, in arbitration cases, for or against most of the railway companies throughout the kingdom, and frequently acted as umpire in important cases.

It was, however, chiefly in connection with the obtaining of the Act for the Manchester Ship Canal, and in the conduct of the negotiations for the purchase and acquisition of the whole of the lands for this great undertaking, that Mr. DUNLOP made his mark as a surveyor. Although he purchased a larger area of land for this undertaking than had been estimated for, it is a noteworthy fact that the average cost was within the Parliamentary estimate. The total cost of land amounted to £1,200,000 in settlement of claims of £2,300,000.

But his work as a surveyor did not absorb all his energies. He was managing director of the Oakley Slate Quarry Company in North Wales, where over 1,600 men are employed, a Vice-President of The Surveyors' Institution, an Associate Member of the Institution of Civil Engineers, and a Board of Trade Surveyor. He was also a Past-President of the Caledonian Society of London and a Governor of the Scottish Hospital and of the Caledonian Asylum.

In 1880 Mr. DUNLOP unsuccessfully contested Merionethshire in the Conservative interest, but subsequently joined the ranks of the Liberal Unionist party.

He was a member of the Reform and other clubs, a county councillor for Merionethshire and chairman of the Local Board of Blaenau Festiniog (which has a

working population of some 15,000), and a governor of the Aberystwyth and Bangor Colleges.

Endowed with a fine presence, a vigorous constitution, a bold and confident bearing, genial manners, and a remarkable power of discerning the practical bearings of a question, Mr. DUNLOP had less difficulty than most men in rapidly achieving a position of prominence in his profession. There can be little doubt that his health was seriously affected by his labours in connection with the land purchases for the Manchester Ship Canal. Several years ago his powers very nearly reached the breaking strain, and he was compelled to seek rest in a somewhat prolonged visit to Norway. Returning, apparently completely restored to health, he resumed his work with undiminished ardour, but was again obliged by the state of his health to leave business in the spring of 1895, on a visit to Egypt, from which he returned much invigorated by the change and rest. It was not for long, however, for in the autumn of the same year he was ordered to Madeira and the Canary Islands. But it was too late. His fine constitution had been permanently undermined by an insidious and painful malady, and, though bearing his sufferings with wonderful courage and sustained by an unquenchable belief in his ultimate recovery, he slowly succumbed to dropsy, the result of an internal disease, on the 5th of January last, in the 56th year of his age, and was buried at Highgate Cemetery, the funeral being attended by a large number of his professional brethren.

EDWARD ELLIS (Fellow), senior partner in the firm of Ellis and Son, land agents and surveyors, of Bedford Chambers, Exeter, carried on a considerable practice in the West of England for upwards of 40 years. He was a

member of the Society of Engineers, and carried out schemes of drainage and water supply for several large towns in the West of England, and was at one time surveyor to the St. Thomas' Local Board and the Dawlish Local Board. His death, which took place in April last, in the 69th year of his age, was probably hastened by a serious carriage accident which occurred some months previously. Mr. ELLIS was elected a Fellow of the Institution in November, 1891.

WILLIAM JAMES GARDINER (Fellow) was elected a member of the Institution on September 28th 1868, within a few months of its first formation. He was educated at Christ's Hospital, and after serving a term of five years' pupilage with the late Mr. Tyerman of Kennington, he entered the office of Mr. Phillip Hardwick, R.A., with whom, as junior and afterwards senior assistant, he remained for 15 years. He subsequently started on his own account as one of the few quantity surveyors then practising in London, and soon had several very important works entrusted to him, being engaged on the quantities of the stations on the original lines of the Eastern Counties, London and Birmingham, and Great Western Railways, besides banks and city halls erected by Mr. Hardwick. He was also engaged upon the Houses of Parliament and on many other large public and private buildings, and continued to act for the London and North Western Railway Company for many years. He was afterwards senior partner in the firms of Gardiner and Bell, Gardiner, Son, and Theobald, and in the existing firm of Gardiner and Theobald. Personally, he will be remembered by many professional men as

having rendered them valuable advice which his long and varied experience of building works and the modes of estimating practised throughout the country enabled him to furnish. He retired from active business some years ago, although he still maintained his connection with the Institution, and died in his 89th year on the 18th June, 1896.

ARTHUR GARRARD (Fellow), the fourth son of the late Mr. THOMAS GARRARD, was born in February, 1829, at Friar Street, Reading, and was educated at Dr. Valpy's school in that town. He commenced his professional career in the office of Mr. Coe, of London Wall, and in January, 1854, entered the office of Messrs. Clutton, of Whitehall Place. Here he was entrusted with the management of the house property in London and the suburbs, and of the building land in and near London and elsewhere, belonging to Messrs. Clutton's clients, including large estates of the Crown (outside Middlesex) and of the Ecclesiastical Commissioners. This work involved the valuation and the negotiations for the letting, sale, or purchase of much valuable property of varied character, and the superintendence of the reconstruction of great numbers of old buildings, besides the laying out of roads and sewers and the control and development of large areas of land for building.

When the Midland Railway was extended to London, the parliamentary estimate for the lands required for the line, from the Middlesex county boundary up to and including the site of St. Pancras terminus, was undertaken by Messrs. Clutton, as well as the subsequent negotiations for and the purchase of properties required for the line. This heavy and responsible work was put

by the late Mr. John Clutton into the hands of Mr. GARRARD, who practically carried it through.

On the death of Mr. Virgoe Buckland, in 1883, Mr. GARRARD resigned his post at Messrs Clutton's, and became the senior partner in the firm of Buckland and Garrard, of Cannon Street, and later of Frederick's Place, E.C.

His sound judgment and unusually wide experience rendered his advice especially valuable in cases of property taken under compulsory powers and in matters relating to light and air, his name appearing as witness, arbitrator, or umpire in many of the heaviest and most important contested cases in London.

In his business relations Mr. GARRARD was remarkably energetic, prompt, and self-reliant, and he possessed many social qualities which endeared him to his friends.

He joined the Institution as an Associate in July, 1868, being one of the first seven elected to that then undivided class, and was transferred to the class of Fellows in 1883. He acted for 20 years as one of the auditors of the Institution accounts, resigning the office when elected a Member of the Council in May, 1888.

Mr. GARRARD'S services to the Institution were devoted and unremitting, as a glance at the record of Council and Committee attendances of recent years will show. He was rarely absent, even when the most uninteresting routine business was under consideration. In this and all other ways he exhibited a remarkable sense of duty, putting his whole strength and powers into every task that lay before him. On no occasion was this characteristic better displayed than in connection with the evolution and final shaping of the London Building Act, 1894. In the preliminary discussions in the Institution Committee, and subsequently

during the passage of the Bill through Parliament, he (with two other Members appointed by the Council to watch the measure on behalf of the Institution, and in the general interests of the owners of property) devoted his time ungrudgingly, and without fee or reward, to this work of public utility, spending nearly thirty days in all in the Committee rooms. There cannot be a doubt that Mr. GARRARD's unique knowledge of all the circumstances affecting urban property was of the greatest value, both to the promoters and opponents of the measure, and helped to give it not a little of that practical character which it ultimately assumed. In the negotiations connected with the acquisition of additional land in Westminster for the rebuilding of the Institution on an enlarged scale, and in settling the terms of the new lease and the conditions of the contract, Mr. GARRARD's experience again proved of the greatest value. No one was more indefatigable in seeking to surmount the many difficulties as to light and air, party-wall, and drainage questions, which inevitably arise in connection with large schemes of rebuilding, and no one was more deeply desirous of seeing the Institution re-housed in a manner worthy of its position among the professional societies of London.

Among other appointments he was surveyor to the Stepney Manor and the Charterhouse Clerkenwell Estate, and acted in the same capacity for the Rock, Guardian, and Mutual Life Offices. He was also associated with Mr. Howard Martin in the purchase of the properties for the Tottenham and Forest Gate Railway, besides being the trusted adviser of a very large number of private clients.

There is no doubt that Mr. GARRARD had been in failing health for some time before his death, but no one

was prepared for the suddenness of that event, which took place at Shanklin, in the Isle of Wight, where he had gone for change and rest, on the 22nd of April last, in the 68th year of his age.

GEORGE BRIDGE HILLIARD (Fellow) was born on October 11th, 1823, at Stockwell, Surrey, where his father was in practice as a physician and surgeon. This profession it was intended that Mr. HILLIARD, as the eldest son, should adopt, but circumstances determined otherwise. It so happened that young HILLIARD was sent on a visit to his maternal uncle, who farmed some 2,000 acres of land near Ingatestone, in Essex, and the fresh air, the picturesque country, and the free outdoor life so charmed the London-bred young man that he very soon determined to resign the possibilities of a medical career for the unfettered life of an Essex farmer.

The natural objections on the part of his family were overcome, and Mr. Hilliard was soon under a course of practical instruction in the science of agriculture. He remained for many years assisting, in every department of the farm business, his uncle, who was a master of the details of the cultivation of arable land and of the breeding of live stock, and a frequent and successful exhibitor at the local and the London fat stock shows. Thus he laid the sound foundation of the knowledge of agricultural management and values which stood him in such good stead in the practice which he afterwards developed. Business came to him by degrees from friends and acquaintances, who recognised his knowledge and abilities and trusted to his experience and integrity. His connection gradually widened until, about 1850, he found it necessary to partially give up farming to attend

to the work of his valuing business in the county town. From that date his success and popularity grew apace, and the various branches of his business have continued to develop.

Mr. HILLIARD was elected a Fellow of the Institution in 1870, and was for some years Chairman of the Beds, Essex, Herts, and Middlesex Provincial Committee. He was elected a member of the Land Surveyors' Club in 1888. Among the many agencies he held was that of the St. Bartholomew's Hospital estates.

Mr. HILLIARD took an active interest in local affairs, and at different times held many parochial and municipal offices. He was a member of the Chelmsford Board of Health, and was the representative of Great Baddow in the first elected County Council for Essex. His death took place at Writtle on the 29th of March last, in the 74th year of his age.

EDWIN HIPPISEY (Fellow) was born at Wells in 1815, and received his professional training in the office of Mr. Marmont, of Bristol, under whom he had considerable experience in surveys and valuations under the Tithes Commutation Act. He was afterwards for a while in business with his father, subsequently starting on his own account as a land agent and surveyor. He had a wide and varied experience in his profession, and was much engaged in negotiations on the part of land-owners for the sale of property to railway and other companies for the purposes of their new undertakings. He had also a large practice as a dilapidation surveyor, was a diocesan surveyor, surveyor to the Dean and Chapter of Wells Cathedral, and local agent for the Ecclesiastical Commissioners. He was the first repre-

sentative of Wells on the County Council, and was for some years a member of the Town Council of his native city. He was one of the oldest members of the Institution, his number on the roll of the original members being 18. He for some years filled the office of Chairman of the Somerset, Gloucester, and North Wilts Provincial Committee. In 1896 he was compelled by failing health to give up all active business, and died on the 13th of January, 1897, at the age of 82, surviving his wife by only three days.

Colonel CECIL NEWTON LANE, C.M.G. (Fellow), of Whiston Hall, Shifnal, Salop, was the son of the late JOHN NEWTON LANE, of King's Bromley Manor, Lichfield, and was born in 1833. When the Staffordshire Militia were re-embodied, at the time of the Crimean War, he accepted a commission under his cousin, the Earl of Dartmouth, and went with his regiment to the Ionian Islands. In the year 1860 he was appointed by the High Commissioner to the post of British Resident in Cephalonia, which position he held until the cession of the Ionian Islands to Greece, when he retired with a pension, and was created a Companion of the Order of St. Michael and St. George.

In 1876 he married Adela Mary, daughter of the Hon. and Rev. Frederic Bertie, by whom he had three sons and one daughter, who survive him. His family was an old one, many members of it having held high positions. Among them may be mentioned RICHARD LANE, an eminent lawyer, born in 1580, who conducted the defence of the Earl of Strafford against the charge of treason in 1641, and in 1645 was made Lord Keeper, which office he also held under Charles II. after the Restoration. The founder of the family is said to have

come over with the Conqueror, and settled at Halton, in Cheshire, and the property at Bently was acquired by one Sir ADAM DE LA LANE, who fought under Richard I. in the Crusades.

Colonel LANE had for the last 24 years the agency of the estates of his cousin, the Earl of Dartmouth, and of the present Earl. He had been for some time in ill-health, suffering from a complication of diabetes, gout, and rheumatism, and, after ten days' severe illness, died at his residence on 29th March, 1897, aged 64. Colonel LANE joined The Surveyors' Institution in 1876, and remained a Member up to the time of his death.

GILBERT EDWARD LOCKYER (Fellow) was the son of the late Mr. JAMES LOCKYER. After serving a term of pupilage in his father's office, he commenced business on his own account about 1862, and during the last 16 years of his life acted as surveyor to the Tucker estate, Soho. Mr. LOCKYER was elected a member of the Institution on the 14th March, 1891. He died on the 14th of December last, in the 57th year of his age.

THOMAS RICE SOMERVILLE LYSTER (Fellow) was born on the 19th May, 1854, in Hauteville, Guernsey, where his father was chief engineer to the New Harbour of St. Peter's Port. He was educated at Elstree Hill and Harrow. On leaving school he entered the office of Messrs. Bateson Bros., of Liverpool, and was afterwards under Mr. Davis, agent to Viscount Combermere's estates in Cheshire, and about two years later went to Scotland, joining the Earl of Mansfield's agent at Scone Palace, Perthshire. He completed his technical studies at the Agricultural College, Downton, from which place he was appointed agent to the

Cambridgeshire and Northamptonshire estates of the Duke of Bedford in 1884, residing the first nine years at Thorney Abbey and subsequently at Ketton Priory, where he died on the 25th March, 1897, in the 42nd year of his age, leaving a widow, daughter of the late E. M. Ward, R.A., one son, and three daughters. He was Chairman of the North Level and Nene Outfall Commissioners, and President of the Horticultural Society, the Foal Show Society, and other local associations, in all of which he took a warm interest.

WALTER MARTIN, of Wainfleet Hall, Lincolnshire (Fellow)—the eldest son of the late Mr. JAMES MARTIN, for many years a Member of the Council of the Surveyors' Institution—was born in 1858. His father, with whom he was in partnership until his death in 1891, had, as is well known, a very extensive land agency and valuing practice, and farmed largely on his own account. After his father's death he carried on the practice alone, farming about 1,000 acres himself and about 2,000 acres for his clients.

He, like his father, was full of energy and self-reliance, and resembled him also in the habit of early rising, frequently conducting a considerable amount of business before proceeding by the first train to London to meet clients and lawyers.

Mr. MARTIN was also an acknowledged judge of live stock. He was a Member of the Council of the Hunters' Improvement Society and President of the Wainfleet Foal Show. He was much interested in bee-keeping, and was a Member of the Council of the British Beekeepers' Association. He was a County Councillor for the Lindsey division, and Chairman of the Parish Council of Wainfleet St. Mary's. He was also a Commissioner

of the River Witham, Chairman of the Skegness Pier Company, a Member of the Lincolnshire Land Agents' and Tenantright Valuers' Association, the Lincolnshire Chamber of Commerce, and numerous other societies and associations.

Mr. MARTIN was agent for the Governors of Bethlehem Hospital, for Magdalen College, Oxford, for Earl Fortescue, and for many other private landowners.

His early death is a great loss to the agricultural community at large and an irreparable one to his own district.

Mr. MARTIN died on the 11th August, 1896, from inflammation of the brain and erysipelas supervening upon the extraction of a tooth.

ANSELM NICHOLSON (Fellow) was elected a member of the Institution on 14th November, 1890. He acquired a practical knowledge of surveying, in the office of Messrs. Waring, architects and surveyors, of 55, Parliament Street, Westminster, becoming managing clerk to and subsequently a partner in the firm in 1880. His death took place in June, 1896.

THOMAS WILLIAM PRICE (Fellow), who became an Associate of the Institution in May, 1884, and was transferred to the Fellowship in November, 1890, joined the staff of the late Mr. Bradshaw Brown in the former year, and assisted him in carrying out many important works. He afterwards became a partner in the firm of BROWN, HOOPER, and PRICE, of Billiter Square, but was within a few months obliged to give up active business on account of weak health. He died on the 8th of February, 1897, while on a voyage

from Alexandria to Liverpool, at the early age of 42 years.

WILLIAM REX (Fellow) was an old member of the Institution, having been elected an Associate in 1869, and transferred to the Fellowship in 1882. He was born at Sowerby, Yorkshire, in January, 1820, and educated at Doncaster, and during the great railway promoting years at the end of the forties, did much active work in surveying large tracts of country and preparing plans for parliamentary purposes. On coming to London in 1856 he entered the office of the late Mr. Frederick Chinnock, with whose firm he remained as chief assistant for over twenty years, carrying out many important valuations and surveys. In 1876 he purchased the business of the late Mr. J. Salter, of Kentish Town, and was joined in partnership by his sons, under the title of Salter, Rex, & Co. He afterwards commenced business in Chancery Lane, and among the important negotiations which he conducted was the purchase of the site of the old Tothill Fields prison for some £120,000. In 1890 he retired from active business and died on the 5th November, 1896, at his residence in Tufnell Park.

JOSEPH SMITH (Fellow), of Bradford, was the son of the late Mr. JAMES SMITH, of Keighley. He acquired his professional training in the office of Messrs. Lister and Ingle, and at the age of nineteen commenced business for himself, the rapid development of the town giving him exceptional opportunities for establishing a practice. He was later joined in partnership by Mr. Gotthardt, and the firm became agents for many extensive and important estates in the neighbourhood. Mr.

SMITH was for many years consulted by the Corporation of Bradford on all questions of the purchase or valuation of property, and had a wide experience of arbitrations, as witness, umpire, and arbitrator. He carried out the important valuations connected with the Wibsey and Low Moor enclosure scheme and the Nidd Water scheme. After the death of his partner, he and his sons, in conjunction with Mr. Joseph Margerison, established the firm of JOSEPH SMITH AND MARGERISON, of which he remained a member until his death, which occurred at his residence at Heaton Grove on Sunday, April 4th, 1897, after a very brief illness, in the 70th year of his age.

ROBERT WALKER (Fellow), late district surveyor for St. Martin's-in-the-Fields and St. Anne, Soho, and for some years a member of the Strand Board of Guardians and of St. Martin's Vestry, commenced his professional training as a pupil in the office of the late Mr. Bell, and was afterwards chief assistant to Messrs. Chatfeild Clarke and Son. In 1871 he commenced business as an architect and surveyor in King's Arms Yard, E.C., and in 1875 was appointed by the Metropolitan Board of Works surveyor for St. Martin and St. Anne. Among the principal buildings which he erected may be mentioned Roan's Schools, Greenwich, St. Martin's Town Hall, St. Martin's Free Library, Kensington Town Hall, Drapers' Gardens, the Manchester Conservative Club, and many other important public buildings and business premises.

He was elected a Fellow of the Institution in November, 1891. His death, which resulted from cancer of the throat, occurred, after a long and painful

illness, on October 28th, 1896, in the 59th year of his age.

JAMES CHRISTOPHER WANN (Fellow), of Market Hill, county Armagh, acted for 18 years as agent to the Earl of Gosford's extensive estates in the counties of Armagh and Cavan, also for the Armagh estate of the Commissioners of Education in Ireland, and many others, including several properties under the Court of Chancery, by which he was appointed a district receiver. The last 20 years have been a notoriously difficult and trying time for agents in Ireland, and it is a testimony to the fairness and uprightness of Mr. WANN'S character that, although in the Land Courts and elsewhere he endeavoured in every legitimate way to uphold the landlords' interests, he nevertheless won and retained the respect and regard of the tenants. His death took place on the 6th September, 1896.

RICHARD WATERMAN (Fellow) was a member of an old Tenterden family, and was in early life engaged in farming at Sellinge, in Kent. On removing to Maidstone he started in practice as a surveyor and valuer, dealing largely with all classes of agricultural property as well as with farming stock, on which his opinion was much sought and highly valued. He was elected a Fellow of the Institution on February 25th, 1884, and died, after a somewhat protracted illness, in December, 1896, at the age of 60. Mr. WATERMAN took a keen interest in local municipal affairs and was for many years a Town Councillor, and in 1887-88 Mayor of the Borough of Maidstone.

JAMES WHITTINDALE (Fellow), of the firm of Whittindale, Dyer, and Watson, land agents, of Coventry, commenced business in that place about 30 years ago. He carried out a large number of valuations under the Agricultural Holdings Act, was valuer to the Warwickshire County Council, and was, a few months before his death, elected Vice-Chairman of the Midland Counties Tenant-Right Valuers' Association. He died very suddenly at Kenilworth, on November 7th, 1896, in the 60th year of his age.

HENRY WOODS (Fellow), after acquiring a practical knowledge of surveying as pupil and assistant in the office of Mr. William Eve, of Union Court, Old Broad Street, subsequently obtained the appointment of surveyor under Mr. Marsh, of 54, Cannon Street, on whose death in 1873 he became senior partner in the firm of Woods and Snelling, remaining so until July 31st, 1896, when he died. Mr. WOODS was elected a Fellow of the Institution in November, 1881.

LIBRARY.

DONATIONS OF BOOKS, MAPS, &c.,
June 1st, 1896, to June 1st, 1897.

DONORS.	TITLE OF WORK.
Agent-General of New South Wales	T. A. Coghlan's "Wealth and Progress of New South Wales," 1894.
<i>Agricultural Gazette</i> , Editor of the	"The Agricultural Gazette," 1896-97.
<i>Architect</i> , Editor of the	"The Architect," 1896-97.
Austin, E.	{ E. Austin's Light Railway Act, 1896, with the Rules of the Board of Trade.
Bailey Denton, Son, and North	{ E. Bailey Denton's "Sewage Purification," brought up to date, 1896.
Bath and West of England Society, and Southern Counties Association ...	{ "Journal," 1896-97.
<i>Bell's Weekly Messenger</i> , Editor of	{ "Bell's Weekly Messenger," 1896-97.
Blashill, T	{ T. Blashill's "History of Sutton-in-Holderness."
<i>British Architect</i> , Editor of the	{ "The British Architect," 1896-97.
Burns, G. J.	G. J. Burns' "Notes on Measurements."
<i>Builder</i> , Editor of the	"The Builder," 1896-97.
<i>Building News</i> , Editor of the	"The Building News," 1896-97.
Chartered Institute of Patent Agents	{ "Transactions," 1896-97.
Cates, A.	{ M. L. Perrin's "Code des Constructions De Peyronny" and Delamarre's "Lois d'Expropriation."
Clancey, J. C.	{ J. C. Clancey's "Aid to Land Surveying," 1882.
	{ J. C. Clancey's "Aid to Land Surveying in English and Burmese," 1895.
	{ J. C. Clancey's "Calculating Tables in English and Burmese," 1896.
	{ J. C. Clancey's "Examination Questions in Surveying for Burma," 1892.

- Crook, H. T. ... { H. T. Crook's Report to the Manchester Geographical Society on the Sale and Distribution of Ordnance Survey Maps.
- Coleman, T. E. ... { T. E. Coleman's "Sanitary House Drainage: its Principles and Practice."
- Estates Gazette*, Editor of the ... { "The Estates' Gazette," 1896-97.
- Farmers' Club ... "Journal," 1896-97.
- Field*, Editor of the ... "The Field," 1896-97.
- Freeman, G. M., Q.C. ... { G. M. Freeman's "Law and Practice of Compensation."
- Gregson, W. ... Hutton's "Coatham," 1810.
- Horticulture*, *Journal of*, Editor of the ... { "The Journal of Horticulture," 1896-97.
- Italian Minister of Public Works ... { "Journal of the Civil Engineers of Rome," 1896-97.
- Institution of Civil Engineers ... { "Proceedings," 1896-97.
- Institution of Junior Engineers ... { "Transactions," 1896-97.
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Abbey Church of Westminster." 2 Vols.,
1722. And a Celt found at Hersham.
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Bankruptcy. Their Duties, Powers, and
Liabilities."
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Engineers, &c."

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THE SURVEYORS' INSTITUTION

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET, WESTMINSTER S.W.

LIST OF MEMBERS, JULY 1st, 1897.

*Date of Election
and of Transfer.*

Honorary Members.

1897, Feb. 17	ADDINGTON, THE RIGHT HON. LORD	24, Prince's Gate, S.W.
1895, Jan. 21	BEDFORD, HIS GRACE THE DUKE OF	15, Belgrave Square, S.W.
1893, Mar. 20	CARRINGTON, THE RIGHT HON. THE EARL, G.C.M.G.	50, Grosvenor Street, W.
1889, Dec. 9	CHAPLIN, THE RIGHT HON. HENRY, M.P.	Blankney Hall, near Lincoln.
1887, Jan. 24	COBHAM, THE RIGHT HON. LORD VISCOUNT	Hagley Hall, Stourbridge.
1883, May 21	DEVONSHIRE, HIS GRACE THE DUKE OF	Devonshire House, Piccadilly, W.
1871, Jan. 30	GORE, CHARLES ALEXANDER, THE HONORABLE	West Side, Wimbledon Common, S.W.
A. '81, Mar. 21 } H.M. '86, Mar. 8 }	GRANTHAM, THE HON. SIR WILLIAM	100, Eaton Square, S.W.
A. '80, Dec. 13 } H.M. '95, May 13 }	GULLY, THE RIGHT HON. WILLIAM COURT	Speaker's House, Palace of Westminster, S.W.
A. '80, Dec. 13 } H.M. '95, Nov. 11 }	JAMES OF HEREFORD, THE RIGHT HON. LORD	41, Cadogan Square, S.W.
1889, Mar. 4	JERSEY, THE RIGHT HON. THE EARL OF, G.C.M.G.	43, Grosvenor Place, S.W.
1886, Jan. 11	KINGSCOTE, COLONEL SIR ROBERT NIGEL FITZHARDINGE, K.C.B.	19, South Audley Street, W.
A. '69, Jul. 26 } H.M. '71, Feb. 27 }	LEACH, LIEUT.-COL. SIR GEORGE ARCHIBALD, K.C.B.	6, Wetherby Gardens, South Kensington, S.W.
1885, Apr. 20	M'CLELLAN, JOHN B., M.A., THE REV.	Royal Agricultural College, Cirencester.
A. '69, Feb. 22 } H.M. '94, Feb. 19 }	PHILBRICK, HIS HONOUR JUDGE FREDERICK ADOLPHUS, Q.C.	Barwick House, Yeovil, Somerset.
A. '79, April 28 } H.M. '92, Dec. 5 }	SMITH, HIS HONOUR JUDGE LUNLEY, Q.C.	57, Onslow Gardens, S.W.
1893, Jan. 9	WANTAGE, THE RIGHT HON. LORD, V.C, K.C.B.	Overstone Park, Northampton.
A. '71, Feb. 13 } H.M. '94, Jan. 1 }	WHITE, HIS HONOUR JUDGE FREDERICK MEADOWS, Q.C.	42, Sussex Gardens, Hyde Park, W.

Total number of Honorary Members, 18.

Fellows.

Diploma Number.	Date of Election and of Transfer.	The names of those Fellows who have qualified for the Class by Examination are distinguished	
1559	1889, Jan. 28	ABBEY, JOE BURMAN, A.M.I.C.E.	34A, New Street, Huddersfield.
1034	1884, Jan. 14	ABBOTT, ROBERT THOMAS G.	Whitley House, Malton, Yorkshire.
2740	1895, Sept. 2	ABBOTT, JOSEPH	113, St. Stephen's Green, W., Dublin.
1499	1888, Nov. 26	ABBOTT, WILLIAM	24, Coleman Street, E.C., and Holbeach, Li.
2449	{ A. '91, Nov. 4 } { F. '95, Jan. 21 }	*ABRAMS, BENJAMIN PERCY	Bevois House, 28A, Basinghall Street, E.C.
2741	1895, Sept. 2	ADAIR, JOHN OLPHERT	Ballynoe, Tullow, Co. Clare.
1105	1884, Feb. 25	ADAMS, HENRY, M.I.C.E.	60, Queen Victoria Street, E.C.
612	1881, Feb. 21	ADDIE, WILLIAM FORRESTER	{ Powis Castle Estate Office, Welchpool, } gomeryshire.
1439	{ A. '88, Jan. 9 } { F. '91, Jan. 5 }	*†ADKIN, BENAIHA WHITLEY	14, Queen Street, Cheapside, E.C.
664	{ A. '81, Dec. 19 } { F. '86, Dec. 8 }	ADKIN, CHARLES DUNCAN	Wantage, and Abingdon, Berks.
3057	1896, Oct. 28	ALCOCK, SAMUEL	20, Prospect Vale, Fairfield, Liverpool.
2742	1895, Sept. 2	ALEXANDER, CHARLES MURRAY, LIEUT.-COL.	{ Termon, Carrickmore, Co. Tyrone.
2743	1895, Sept. 2	ALEXANDER, HENRY GEORGE SAMUEL, MAJOR	{ 1, Gosford Place, Armagh.
3004	1896, Jan. 21	ALEXANDER, ROBERT ARTHUR	Glenmore, Drogheda, Co. Meath.
1479	1888, Apr. 30	ALLEN, GEORGE	Estate Offices, Stalbridge, Dorset.
1912	1891, Jan. 17	ALLPORT, WILLIAM	{ Bedford Mansions, Henrietta Street, } Garden, W.C.
2503	{ A. '92, Nov. 28 } { F. '93, Nov. 13 }	*AMOS, FRANK	3, The Parade, Canterbury, Kent.
2744	1895, Sept. 2	ANDERSON, ALEX. CAREW	Ballymountain House, Ferrybank, Waterfo
597	{ A. '81, Jan. 10 } { F. '84, Mar. 10 }	ANDERSON, ROBERT, JUN.	The Barton, Cirencester.
1635	1889, Dec. 9	ANDREW, THOMAS HAWKES	Williton, Somerset.
1792	1890, May 29	ANDREWS, JOHN	13, Basinghall Street, E.C.
1634	{ A. '89, Nov. 25 } { F. '92, Nov. 14 }	*ANSCOMBE, ERNEST	14, Constantine Road, Hampstead, N.W.
198	1869, May 3	ARDING, CHARLES B., A.R.I.B.A.	22, Surrey Street, Strand, W.C.
2649	{ A. '94, Oct. 30 } { F. '96, May 11 }	*ARIS, JOHN WHITTON	{ Loys Weedon House, near Towcester, Nort } tonshire.
1133	1884, Apr. 21	ARMISTEAD, RICH., A.M.I.C.E.	118, Main Street, Bingley, Yorkshire.
2745	1895, Sept. 2	ARMSTRONG, ALEXANDER MOORE, CAPT.	{ Culmore House, Kilrea, Co. Londonderry.
3005	1896, Jan. 21	ARMSTRONG, ELLIOTT GRAHAM	Rent Office, Ahascragh, Co. Galway.
791	1882, Apr. 24	ARMSTRONG, THOMAS JOHN	14, Hawthorn Terrace, Newcastle-on-Tyne
1730	[1890, Feb. 24	ARMYTAGE, GEORGE JOHN	Kirklees Park, Brighouse, Yorkshire.
1505	1888, Dec. 10	ARNOLD, FRANCIS	Chilland, Winchester, and Hambledon, H
1709	1890, Feb. 10	ARNOLD, WILLIAM	{ 23, George Street, Tamworth, and Gr } Buildings, 12, Cherry Street, Birmingham

† Special Sanitary Science Certificate.

<i>Date of Election and of Transfer.</i>	FELLOWS.	
{ A. '85, Dec. 7 } { F. '96, Jan. 20 }	*ARNOTT, JOHN	Church Street, Woodbridge, Suffolk.
1889, Jan. 14	ASHDOWN, AUGUSTUS HARDING	Uppington, Wellington, Salop.
1895, Sept. 2	ASKIN, PAUL	60, Upper Sackville Street, Dublin.
1896, June 2	ATKINSON, WILLIAM HENRY	Caugart, Shinrone, King's County.
1891, Nov. 4	AULT, EDWIN	47, Victoria Street, Westminster, S.W.
1891, Nov. 4	AUSTEN, FRANK	Marling Place, Wadhurst, Sussex.
1890, May 29	AUSTIN, RICHARD	Bishop's Waltham, Hants.
{ A. '87, Dec. 19 } { F. '91, Oct. 15 }	*AUSTIN, RICHARD, JUN.	Bishop's Waltham, Hants.
1875, Nov. 8	AUSTIN, RUSSELL GARDENER	Hertford.
1891, Jan. 17	AYNSLEY, ROBERT JOHN	Gosforth, Newcastle-on-Tyne, Northumberland.
{ A. '82, Apr. 24 } { F. '90, Apr. 14 }	AYRES, CHARLES PRIOR	14, High Street, Watford, Herts.
1891, Jan. 17	BACON, FRANK MACE	Attleborough, Norfolk.
1891, Jan. 17	BACON, HORACE	Attleborough, Norfolk.
{ A. '68, Nov. 2 } { F. '87, Feb. 7 }	BADCOCK, PHILIP	9, Whitehall Place, S.W.
1890, Mar. 24	BAILEY, HARRY DAVID CHINERY	Fundenhall Grange, Norwich, Norfolk.
{ A. '81, Dec. 19 } { F. '89, Nov. 11 }	BAILEY, LEONARD	{ Foxholes, Foxcote, Chipping Norton Junction, Oxon.
{ A. '93, Oct. 4 } { F. '96, Feb. 17 }	*BAILEY, LOUIS HEWITT	4, Blagrove Street, Reading, Berks.
1891, May 23	BAILEY, WILLIAM SMITH	4, Kirkgate, Newark-upon-Trent.
1895, Sept. 2	BAILLIE, JOHN ROBERT	Dunfanaghy, Co. Donegal.
1888, Dec. 10	BAINBRIDGE, ROBERT STAGG	Keverstone, near Staindrop, Durham.
1891, Nov. 4	RAINES, MATTHEW TALBOT	Estate Office, Brodsworth, Doncaster, Yorks.
{ A. '83, Dec. 17 } { F. '84, Dec. 8 }	BAIRD, JONATHAN PEEL	Estate Office, Somerley, Ringwood, Hants.
1895, Sept. 2	BALDWIN, CHAMBRÉ CORCOR THOMAS	{ 7, Leinster Street, Dublin. Osborne House, Albany Park, Kingston-on- Thames.
{ A. '90, Jan. 6 } { F. '91, Dec. 7 }	*BALL, WILLIAM ALFRED	Castle Hedingham, Essex.
1877, Mar. 12	BALLS, JAMES MAYHEW	88, Mosley Street, Manchester.
{ A. '90, Nov. 22 } { F. '93, Nov. 13 }	*BANCROFT, FREDERICK HERBERT	88, Mosley Street, Manchester.
1889, Jan. 28	BANCROFT, HENRY, M.I.C.E.	88, Mosley Street, Manchester.
1891, Nov. 4	BANKS, JOHN	Kendal, Westmoreland.
1891, Jan. 17	BANKS, THOMAS	60, King Street, Manchester.
1881, Feb. 7	BANNISTER, THOMAS	Limehurst, Hayward's Heath, Sussex.
1882, Jan. 30	BARFIELD, FREDERIC HENRY	56, Lancaster Road, Stroud Green, N.
1885, Mar. 9	BARKER, CALEB	Estate Office, Shadwell, Thetford.
1891, Mar. 14	BARKER, HORACE RICHARD	25, Motcomb Street, Belgrave Square, S.W.
{ A. '89, Dec. 9 } { F. '91, June 29 }	*BARNES, GEORGE FREDERICK	{ Estate Office, Wingerworth Hall, near Chester- field.
1883, Dec. 17	BARNES, JOHN WILLIAM JAMES	Brougham Chambers, Wheeler Gate, Nottingham.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1307	1886, Feb. 22	BARNES-WILLIAMS, T., F.R.I.B.A.	{ St. Thomas' Chambers, 24, Railway App London Bridge, S.E.
2157	1891, Nov. 4	BARR, JAMES, M.I.C.E.	221, West George Street, Glasgow.
2158	1891, Nov. 4	BARRATT, FREDERICK WILLIAM	The Vestry Hall, Bethnal Green, E.
2749	1895, Sept. 2	BARRINGTON, JOHN BEATTY	Limerick.
2159	1891, Nov. 4	BARROW, THOMAS ROBERT	Lunesdale, Oak Street, Southport.
118	1868, Aug. 17	BARRY, CHARLES, F.R.I.B.A.	1, Victoria Street, S.W.
1917	1891, Jan. 17	BARRY, DENNETT HEBER	{ Selborne Chambers, 14, Bell Yard, Temple W.C.
2058	1891, May 23	BARTON, HARRY HOWELL	17, Guildhall Street, Folkestone, Kent.
2750	1895, Sept. 2	BARTON, HENRY DUPRÉ MALKIN	The Bush, Antrim.
2751	1895, Sept. 2	BARTON, ROBERT CULLEY	Millmount Road, Mullingar, West Meath.
2562	1898, Oct. 4	BARTON, JOHN GEORGE	{ General Valuation and Boundary Survey 6, Ely Place, Dublin.
1056	1884, Jan. 28	BATE, THOMAS	Salisbury House, 87, High Road, Kilburn.
1986	1891, Mar. 14	BATEY, HENRY SIMPSON	51, King Street, Manchester.
726	1882, Feb. 18	BATH, FRED., F.R.I.B.A.	Crown Chambers, Salisbury, Wilts.
1918	1891, Jan. 17	BATHER, JOHN T.	9, The Square, Shrewsbury.
2161	1891, Nov. 4	BATSTONE, ROWLAND ROBERT	110, Cannon Street, E.C.
1368	1887, Feb. 7	BATTAM, FREDERICK THOMAS	{ 17, Hart Street, Bloomsbury, W.C., and Mount Street, Grosvenor Square, W.
1580	1889, Feb. 25	BATTERBURY, T., F.R.I.B.A.	27, Chancery Lane, W.C.
2163	1891, Nov. 4	BATTING, WALTER	7, John Street, Adelphi, W.C.
2481	1892, Feb. 26	BAXTER, GEORGE	1, Frederick's Place, E.C., and Guildford.
2752	1895, Sept. 2	BAYLY, MAURICE SPRING RICE	Araghty Grange, Roscommon.
2168	1891, Nov. 4	BEALE, ROBERT J., A.R.I.B.A.	9, Victoria Street, S.W.
2753	1895, Sept. 2	BEAMISH, WILLIAM HENRY	17, South Mall, Cork.
1282 { A. '85, Dec. 7 } F. '89, Nov. 11 }		*BEARD, EDWIN THOMAS	Wallsend, Pevensey, Sussex.
1450	1888, Feb. 6	BEAUMONT, CHARLES	East Bridgford, near Nottingham.
136	1868, Nov. 2	BEAUMONT, GEORGE	East Bridgford, near Nottingham.
2164	1891, Nov. 4	BECK, ARTHUR CLEMENT	Castle Rising, King's Lynn, and Sandringham.
1457	1888, Feb. 20	BECK, EDWARD WILLIAM	City Chambers, Norwich.
2165	1891, Nov. 4	BECK, FRANK REGINALD	Sandringham, Norfolk.
1561	1889, Jan. 28	BECKWITH, HENRY LANGTON	3, Cook Street, Liverpool.
959 { A. '83, May 25 } F. '87, May 23 }		*BEDELLS, CHARLES HERBERT	6, John Street, Bedford Row, W.C.
525	1879, Jan. 6	BEDELLS, CHARLES KING	6, John Street, Bedford Row, W.C.
817	1873, Dec. 8	BEESTON, FRED., F.R.I.B.A.	30, Lincoln's Inn Fields, W.C.
1438	1888, Jan. 9	BKEN, GEORGE	2, Circus Place, London Wall, E.C.
1987	1891, Mar. 14	BKEN, WALTER	2, Circus Place, London Wall, E.C.
1594 { A. '89, Feb. 25 } F. '95, Dec. 9 }		*BELCHER, EDWARD JOHN	Wantage, Berks.
1458	1888, Feb. 20	BELL, JOSEPH ASKEW	Rufford Estate Office, Ollerton, Notts.
1662 { A. '89, Dec. 9 } F. '94, Apr. 2 }		*BELLINGHAM, ARCHIBALD TURNER	Dover's Green, Reigate, Surrey.

Date of Election and of Transfer.	FELLOWS.	
1875, Mar. 1	BENNETT, THOMAS OATLEY . .	Bruton, Somerset.
{ A. '81, Nov. 10 } { F. '90, Dec. 8 }	*BENSON, ROBERT ALAN . . .	Duchy of Cornwall Office, Liskeard, Cornwall.
1884, Dec. 8	BERTWISTLE, JAMES . . .	1, Tackett's Street, Blackburn.
1883, Dec. 17	BETTRIDGE, EDWARD . . .	28, Waterloo Street, Birmingham.
{ A. '92, Nov. 28 } { F. '94, Oct. 10 }	*BEVEN, SEPTIMUS . . .	59 and 60, Chancery Lane, W.C.
1885, Jan. 12	BICKERTON, GEORGE ARTHUR . .	62, King William Street, E.C.
1869, Mar. 22	BIDWELL, CHARLES . . . (Member of Council)	Ely, Cambridgeshire.
{ A. '94, Feb. 22 } { F. '96, Feb. 3 }	*BIDWELL, JOHN EVANS . . .	St. Mary's, Ely, Cambridgeshire.
1896, June 2	BIGGER, JOHN JAMES EASTWOOD	Fairymount, Dundalk, Ireland.
1891, Nov. 4	BILSON, JOHN, F.R.I.B.A. . .	23, Parliament Street, Hull.
1891, May 23	BINGHAM, ALFRED JOHN . .	{ Nalder Hill House, Newbury, and 5, Bolton Street, Piccadilly, W.
1891, Jan. 17	BINGHAM, FREDERICK HENRY . .	5, Bolton Street, Piccadilly, W.
1875, Apr. 12	BINGHAM, REUBEN . . .	5, Bolton Street, Piccadilly, W.
1868, Oct. 26	BINNIE, THOMAS . . .	207, Hope Street, Glasgow.
{ A. '93, Oct. 4 } { F. '95, Apr. 29 }	*BIRCH, RICHARD ELWYN . . .	Maes Elwy, St. Asaph, North Wales.
{ A. '86, Dec. 6 } { F. '89, Nov. 11 }	*BIRCH, WALTER DE HOUGHTON . .	{ Hoghton Estate Office, Walton Hall, Preston. Lancashire.
1888, Nov. 12	BIRD, JAMES BINFIELD . . .	{ West Cowes, Isle of Wight, and 28, Queen Street, E.C.
1889, Dec. 9	BIRD, JOHN . . .	Brampton, Huntingdon.
1884, May 5	BIRD, WALTER . . .	61, Edgware Road, W.
{ A. '87, Jan. 10 } { F. '89, Feb. 25 }	BIRKETT, TOM . . .	Foxton House, Penrith, Cumberland.
1890, May 29	BISHOP, CHARLES . . .	Regent Circus, Swindon, Wilts.
1893, Oct. 4	*BLACKBOURN, HENRY . . .	6, Queen Anne's Gate, S.W.
1886, Dec. 6	BLACKFORD, ARTHUR . . .	61 & 62, Chancery Lane, W.C.
1895, Sept. 2	BLACKLEY, TRAVERS ROBERT . .	Drumbar, Cavan, Ireland.
1885, Mar. 23	BLAKE, FREDERICK . . .	130, Queen Street, Portsea, Hants.
1891, Nov. 4	BLAKE, GEORGE . . .	Stradey Estate Office, New Road, Llanelly.
1883, Feb. 12	BLAKE, WILLIAM JOHN, JUN. . .	45, High Street, Croydon.
1882, Mar. 13	BLAKEMORE, WILLIAM AGUTTER . .	6, Duke Street, Adelphi, W.C.
1895, Sept. 2	BLAKENEY, ROBERT EDWARD . .	Arm Lodge, Castlereagh, Co. Roscommon.
1884, Jan. 26	BLASHILL, THOMAS, F.R.I.B.A. . .	London County Council, Spring Gardens, S.W.
1891, Nov. 4	BLENCOWE, GEORGE . . .	Bury St. Edmunds.
1891, Nov. 4	BLETSOE, HENRY HOPKINSON . .	Thrapstone, Oundle.
1891, Mar. 14	BLIZARD, JOHN HY., A.M.I.C.E. . .	Lansdowne House, Castle Lane, Southampton.
{ A. '78, May 13 } { F. '87, Mar. 7 }	BLOSSE, EDWARD F. LYNCH . .	Charles Street Chambers, Cardiff.
1891, Nov. 4	BLYTON, GEORGE . . .	16, The Hawthorns, Church End, Finchley, N.
{ A. '83, Feb. 23 } { F. '89, Nov. 11 }	BOA, ANDREW . . .	Great Thurloe, Newmarket, Suffolk.

Dip. Date of Election
No. and of Transfer.

FELLOWS.

1882	{ A. '90, Nov. 22 } F. '93, Aug. 9 }	*BODY, ARTHUR, A.R.I.B.A..	15, Princess Square, Plymouth, Devon.
1452	1888, Feb. 6	BODY, JOHN BOND . . .	15, Princess Square, Plymouth.
930	1874, Feb. 2	BOLAM, CHARLES GODFREY .	{ Estate Office, Boughton House, Kettering, amptonsire, and 82 & 83, Palace Chambers
450	1876, May 8	BOLAM, WILLIAM THOMAS .	{ Cross House, Westgate Road, Newcastle Tyne.
408	1875, Dec. 13	BOLDEN, JOHN LEONARD .	Duchy of Lancaster Office, Lancaster Place
2060	1891, May 23	BOND, DOUGLAS VALE . . .	22, Surrey Street, Strand, W.C.
199	1869, May 3	BOND, ERASMUS	Combe Lodge, Kingston Hill, Surrey.
813	1882, May 22	BOOKER, ALGERNON ERSKINE .	Albion House, Hyde Park Square, W.
2653	{ A. '94, Oct. 30 } F. '95, Nov. 1 }	*BOOTH, GILBERT WILLIAM .	35, Queen Victoria Street, E.C.
2172	1891, Nov. 4	BOOTHBY, HENRY VERNON .	Estate Office, Keele, Newcastle, Staffordshi
632	1881, Dec. 19	BOTTERILL, WILLIAM . . .	23, Parliament Street, Hull.
1883	{ A. '90, Nov. 22 } F. '91, June 29 }	*BOULTING, FREDERICK EDWARD	9, Moorgate Street, E.C.
1795	1890, May 29	BOURNE, ROBERT ELLIOTT .	Elwell, Totnes, Devon.
1507	1888, Dec. 10	BOWDEN, JOHN	14, Ridgefield, Manchester.
2173	1891, Nov. 4	BOWDICH, JOHN	24, Coleman Street, E.C.
1777	1890, Apr. 14	BOWDITCH, HENRY	103, George Street, Croydon.
1778	1890, Apr. 14	BOWLEY, JOHN CROSS . . .	Norman Terrace, Hastings.
3031	1896, June 2	BOWEN, EDWARD FERGUSON .	Glendine, Arthurstown, Co. Waterford.
1491	1888, Nov. 12	BOWMAN, JOHN JAMES . . .	Estate Office, Netherby, Carlisle.
1685	1890, Jan. 6	BOYD, JOHN JERMYN . . .	125, Piccadilly, W.
2756	1895, Sept. 2	BOYD, WILLIAM HENRY . . .	Ballymacool, Letterkenny.
1476	1888, Apr. 16	BOYES, HY. COWELL, F.R.I.B.A.	{ Ormond House, Great Trinity Lane, Victoria Street, E.C.
1325	1886, Nov. 22	BRACKETT, ARTHUR WILLIAM .	27, High Street, Tunbridge Wells, Kent.
1884	{ A. '90, Nov. 22 } F. '92, May 30 }	*BRACKETT, FREDERICK HENRY.	27, High Street, Tunbridge Wells, Kent.
870	1883, Jan. 29	BRACKETT, WILLIAM . . .	27, High Street, Tunbridge Wells, Kent.
2174	1891, Nov. 4	BRADFORD, WALTER	19, Westbrook, Canterbury Road, Margate
2654	{ A. '94, Oct. 30 } F. '95, July 29 }	*BRADLEY, JAMES WILLIAM, A.M.I.C.E.	{ Borough Engineer's and Surveyor's Office Hall, Wolverhampton.
2175	1891, Nov. 4	BRADLEY, WILLIAM EDWARD .	The Hall, Ebberston, York.
2571	{ A. '93, Oct. 4 } F. '97, Feb. 8 }	*BRADSHAW, HARRY GREAVES .	28, Barton Arcade, St. Ann's Square, Man
2757	1895, Sept. 2	BRADSHAW, ROBERT MACNEVIN .	25, South Frederick Street, Dublin.
1562	1889, Jan. 28	BRADY, CHARLES ALLDIS . .	17, Warren Street, Stockport, Cheshire.
1524	{ A. '88, Dec. 10 } F. '93, Nov. 13 }	*BRADY, RALPH HOLLINSHED .	78, Cross Street, Manchester.
1989	1891, Mar. 14	BRADY, WILLIAM HOLLINSHED .	17, Warren Street, Stockport, Cheshire.
1397	1887, Dec. 5	BRAILSFORD, HENRY. . . .	Park Nook, near Derby.
1441	1888, Jan. 23	BREACH, BENJAMIN I'ANSON .	2 and 3, Serle Street, Lincoln's Inn Fields
2924	1895, Oct. 24	*BREEDS, ARTHUR OWEN . .	62, Lincoln's Inn Fields, W.C.
727	1882, Feb. 13	BRERETON, FRANC S., F.R.I.B.A.	292, High Holborn, W.C.

p. o.	Date of Election and of Transfer.	FELLOWS.	
76	1891, Nov. 4	BRERETON, THOMAS BLOOMFIELD SADLEIR	} 292, High Holborn, W.C.
20	1891, Jan. 17	BREWER, FRANK JOHN, F.R.I.B.A.	
21	1891, Jan. 17	BRIANT, ROBERT	200, Kennington Park Road, S.E.
58	1895, Sept. 2	BRIDGE, HENRY POWELL . . .	Dungar Park, Roscrea, Tipperary.
29	1882, Dec. 18	BRIDGEWATER, BENILEY JAMES	80, Cheapside, E.C.
70	1887, Feb. 21	BRIDGFORD, ERNEST JAMES . .	28, Cross Street, Manchester.
09	1886, Mar. 8	BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
06 {	A. '92, Nov. 28 F. '96, Jan. 6	*BRINKWORTH, ROBERT EDWIN .	St. Mary's Street, Chippenham, Wilts.
58	1883, May 25	BRINSLEY, GEORGE	30 and 31, New Bridge Street, E.C.
59	1895, Sept. 2	BROADLEY, EDWARD BARRY . .	73, South Mall, Cork.
77	1891, Nov. 4	BROCKLEBANK, JOHN	{ 58A, Yorkshire Street, Rochdale, and Crossbrook, Todmorden, Lancashire.
78	1891, Nov. 4	BRODRICK, FREDERICK STEAD . .	
60	1895, Sept. 2	BROOKE, ARTHUR	White House, Killybegs, Co. Donegal.
90	1891, Mar. 14	BROOKS, CHARLES W., A.R.I.B.A.	63, Finsbury Pavement, E.C.
84	1890, Nov. 22	BROSTER, ROBERT BUCK	6 & 8, Temple Street, Keighley.
85 {	A. '91, May 23 F. '93, May 29	*BROWN, ALEXANDER BURNETT .	Amberley House, Norfolk Street, Strand, W.C.
64 {	A. '89, Dec. 9 F. '95, Mar. 18	*BROWN, ARTHUR MACDONALD .	Tring, Herts.
00	1888, Nov. 26	BROWN, FRANK JOHN	Tring, Herts.
63	1868, Jul. 18	BROWN, GEORGE	Roborough House, Barnstaple, Devonshire.
84	1881, Dec. 19	BROWN, GEORGE JAMES	34, Great George Street, S.W.
83	1883, April 30	BROWN, JOHN POWLES	21, East Street, Hereford.
73	1869, Feb. 22	BROWN, THOMAS F., M.I.C.E. .	Guildhall Chambers, Cardiff.
31	1891, May 23	BROWN, WILLIAM	67, Renfield Street, Glasgow.
31	1895, Sept. 2	BROWNE, ERNEST H.	Brookfield, Tullamore.
42 {	A. '84, Apr. 21 F. '90, Apr. 14	BROWNE, FLINT	73, Cheapside, E.C.
32	1895, Sept. 2	BROWNLOW, CHARLES	Mountstewart, Newtownards.
33	1895, Sept. 2	BROWNLOW, CLAUDE	Glenada, Newcastle, Co. Down.
46 {	A. '84, Jan. 14 F. '90, Mar. 24	BRUCE, ROBERT KNIGHT	{ Mentmore Estate Office, Leighton Buzzard Bucks.
32	1892, Feb. 26	BRUTON, HENRY WILLIAM . . .	
30	1891, Nov. 4	BRYDEN, ROBERT A., F.R.I.B.A.	212, St. Vincent Street, Glasgow.
91	1886, Jan. 11	BRYDON, ROBERT	The Dene, Seaham-Harbour, Durham.
77	1863, July 13	BUCK, ALBERT	Worcester.
		(Member of Council)	
42	1889, Jan. 14	BUCK, HERBERT WILSON	Pierpoint Street, Worcester.
34 {	A. '85, Dec. 7 F. '89, Jan. 14	*BUCKLAND, ALFRED VIRGOE . .	8, Frederick's Place, Old Jewry, E.C.
70	1871, Dec. 18	BUCKLAND, FRANK BOWRY . . .	Windsor.
34	1890, Jan. 6	BUCKLAND, HENRY DUNEAU . .	4, Bloomsbury Square, W.C., and Windsor.
36 {	A. '91, May 23 F. '94, Oct. 10	*BUCKLAND, SIDNEY CRAWFORD .	Windsor, Berks.
31	1891, Nov. 4	BULL, ALFRED EDWIN	35, Craven Street, Charing Cross, W.C.

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2182	1891, Nov. 4	BULL, WALTER	35, Old Jewry, E.C.
1922	1891, Jan. 17	BURCHELL, SIDNEY HERBERT .	Reigate, Surrey, and Wool Exchange, E.C.
1215	1884, Dec. 8	BURD, LAURENCE	Mayfield, Shrewsbury.
1543	1889, Jan. 14	BURD, TIMOTHEUS HENRY . .	School Gardens, Shrewsbury.
2764	1895, Sept. 2	BURKE, HENRY ANTHONY . .	Drumkeen, Ballinamallard, Co. Fermanagh.
2765	1895, Sept. 2	BURKE, WILLIAM CREAGHE .	Ballinrobe, Co. Mayo.
1796	1890, May 29	BURMESTER, JOHN WILLIAM } STANLEY, F.R.I.B.A. . . . }	30, Lincoln's Inn Fields, W.C.
2188	1891, Nov. 4	BURNET, FRANK	69, West Regent Street, Glasgow.
1797	1890, May 29	BURNETT, ALFRED ANDREW .	2, High Street, Southampton.
635	1881, Dec. 19	BURNETT, DAVID	14, Nicholas Lane, E.C.
1625	1889, May 13	†BURNETT, GEORGE JOHN } MULCASTER, }	Elstree Cottage, Elstree, Herts.
3055	{ C.F. '96, June 2 } F. '97, June 28 }	BURNS, GAVIN JAMES . . .	Royal Engineer Office, The Nothe, Weymouth.
379	1875, Feb. 1	BURROUGHES, THOMAS HENRY.	{ 30, Lincoln's Inn Fields, W.C., and 16, Berkeley Street, W.
1332	{ A. '86, Dec. 6 } F. '90, Jan. 6 }	*BURROWS, ALFRED JOHN . .	41, Bank Street, Ashford, Kent.
1216	1884, Dec. 8	BURTENSHAW, ALBERT . . .	Hailsham, Sussex.
2940	{ A. '95, Oct. 24 } F. '97, Jan. 11 }	*BURTON, AMOS	Borough Engineer's Office, Hanley, Stafford.
1411	{ A. '87, Dec. 19 } F. '91, May 25 }	*BUSHELL, HENRY	33, New Bridge Street, E.C.
2766	1895, Sept. 2	BUTLER, WALTER SELBY . .	Green Mount, Castle Bellingham, Co. Lond.
323	1874, Jan. 5	RUZZARD, ALFRED LINDSEY .	22, Surrey Street, Strand, W.C.
1637	1889, Dec. 9	BYRON, AUGUSTUS WILLIAM .	{ Sutton Estate Offices, Duckmanton, Chester and 16, Great George Street, S.W.
2184	1891, Nov. 4	CABLE, JAMES M.	11, Acre Lane, Brixton, S.W.
1638	1889, Dec. 9	CÆSAR, CHARLES EDWARD . .	105, Fooley Street, Southwark, S.E.
2185	1891, Nov. 4	CALVERT, ARTHUR RICHARD .	14, Low Pavement, Nottingham.
1798	1890, May 29	CAMPBELL, HENRY HUNTER .	Sutton Hall, St. Helen's, Lancashire.
2942	{ A. '95, Oct. 2 } F. '96, Dec. 7 }	*CAMPBELL, HUGH BRUCE . .	Aldwark, Easingwold, Yorks.
1377	1887, Mar. 7	CANNING, WILLIAM BROWNE .	Salisbury, and Elston, near Devizes.
787	{ A. '82, Mar. 27 } F. '84, Jan. 14 }	CARD, HENRY CURTIS . . .	North Street, Lewes, Sussex.
2483	1892, Feb. 26	CARDONA, JOSEPH, JUN. . . .	Waterport Street, Gibraltar.
1799	1890, May 29	CAREW, JOHN THEODORE . .	22, Surrey Street, Strand, W.C.
800	{ A. '82, Apr. 24 } F. '83, Jan. 15 }	CARPENTER, EVAN GEORGE .	45, High Street, Croydon, Surrey.
232	{ A. '70, Feb. 7 } F. '80, Nov. 22 }	CARRITT, ERNEST, A.R.I.B.A. .	57, Lincoln's Inn Fields, W.C.
2768	1895, Sept. 2	CARROLL, JOSEPH HATTON . .	80, South Mall, Cork.
2767	1895, Sept. 2	CARROLL, THEODORE FREDERICK	80, South Mall, Cork.
2769	1895, Sept. 2	CARSON, WILLIAM B.	3, Willow Bank, Kingstown.

† Special Forestry Certificate.

Date of Election and of Transfer.	FELLOWS.	
1891, Nov. 4	CARSWELL, WILLIAM . . .	Capesthorpe, Chelford, Cheshire.
1881, Dec. 19	CARTWRIGHT, SIR HENRY . .	1, Courtfield Gardens, S.W.
1891, Nov. 4	CARTWRIGHT, JOSHUA, M.I.C.E.	Bury, Lancashire.
1891, Mar. 14	CASTELL, CHARLES SMITH . .	2, Pont Street, Belgrave Square, S.W.
1889, Mar. 18	CASTLE, ARTHUR	11, King Edward Street, Oxford.
{ A. '91, May 23 } { F. '94, Nov. 12 }	*CASILE, HAROLD	11, King Edward Street, Oxford.
1881, Dec. 19	CASTLE, HENRY JAMES . . .	37, Bedford Row, W.C.
{ A. '84, May 26 } { F. '87, Nov. 14 }	*CASTLE, SYDNEY CHARLES COURTENAY.	{ 40, Chancery Lane, W.C., and Neustead, Auck- land Road, Upper Norwood, S.E.
1872, Mar. 11	CASTLE, WILLIAM HENRY BALDWIN	40, Chancery Lane, W.C.
1870, Dec. 12	CATES, ARTHUR, F.R.I.B.A.. .	7, Whitehall Yard, S.W.
1875, Jan. 4	CAVE, HENRY H.	Acton Burnell, Shrewsbury.
1888, Apr. 30	CAVE, THOMAS NEWMAN . . .	Horton, Northamptonshire.
1890, Nov. 22	CHALK, HENRY PHILIP . . .	Linton, Cambridgeshire.
{ A. '94, Oct. 30 } { F. '96, Feb. 17 }	*CHAMBERS, THEODORE GERVASE	4, Bloomsbury Place, W.C.
1895, Sept. 2	CHAMBERLAIN, HUNT WALSH . .	Estate Office, Dungannon.
1884, Jan. 28	CHANCELLOR, ALBERT . . .	1, King Street, Richmond, Surrey.
1870, Jan. 10	CHANCELLOR, FRED., F.R.I.B.A.	20, Finsbury Circus, E.C., and Chelmsford, Essex.
1897, Feb. 17	CHAPMAN, GEORGE JAMES . .	Royal Engineer Office, Hong Kong, China.
1891, Nov. 4	CHAPMAN, HENRY JAMES. . .	50, Belgrave Road, S.W.
1890, May 29	CHARLES, RICHARD STAFFORD .	St. Martin's House, 1, Gresham Street, E.C.
1890, Mar. 24	CHART, ROBERT MASERS . . .	The Vestry Hall, Mitcham, Surrey.
1891, Nov. 4	CHASEMORE, PHILIP	Ashleigh, Horsham, Sussex.
1891, Jan. 17	CHATELL, DAVID JAMES . . .	29A, Lincoln's Inn Fields, W.C.
1891, Nov. 4	CHATTERTON, GEO., M.I.C.E. .	46, Queen Anne's Gate, S.W.
1895, Sept. 2	CHATTERTON, ROBT. SMITH . .	Belmont, Raheny, Co. Dublin.
{ 1885, Nov. 23 }	CHESTERTON, EDWARD	{ 22, Lower Phillimore Place, Kensington, W., and 51, Cheapside, E.C.
{ 1890, Mar. 10 }	CHESTERTON, SIDNEY RAWLINS.	{ 22, Lower Phillimore Place, Kensington, W., and 51, Cheapside, E.C.
1884, Apr. 21	CHESTON, CHESTER	Dashwood House, New Broad Street, E.C.
1891, Mar. 14	CHESTON, HORACE, F.R.I.B.A.	5, Union Court, Old Broad Street, E.C.
1891, Nov. 4	CHETWOOD, STEPHEN	Waltham Abbey, Essex.
1891, Nov. 4	CHEW, HENRY VICTOR	43, New Broad Street, E.C.
{ A. '84, Feb. 25 } { F. '91, June 29 }	CHILD, FRED	{ 65 & 66, Chancery Lane, W.C., and 1, Station Road, New Barnet.
1896, Oct. 28	CHILD, HENRY JOHN	Royal Engineer Office, Sheerness-on-Sea, Kent.
1868, Jul. 6	CHINNOCK, FREDERICK GEORGE	11, Waterloo Place, S.W.
{ 1891, Mar. 14 }	CHOWEN, HENRY LLEWELLYN .	{ Londesborough Estate Office, Market Weighton, Yorkshire.
{ A. '84, Feb. 25 } { F. '91, June 29 }	CHRISTY, ARCHIBALD ERNEST .	{ 30, Great St. Helen's, E.C., and 6, Market Buildings, Chelmsford, Essex.
1887, Jan. 10	CLARE, EDWARD LOVELL . . .	{ Prudential Buildings, Bradford, and 33, Friar Lane, Leicester.

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2484	1892, Feb. 26	CLARK, JOHN MCCLARE . . .	Haltwhistle, Northumberland.
1639	1889, Dec. 9	CLARK, NATHANIEL	Beamish Park, Chester-le-Street, Co. Durh.
681	1882, Jan. 16	CLARK, SAMUEL	8, New Cavendish Street, W.
682	1882, Jan. 16	CLARKE, ALFRED DUDLEY . .	Estate Office, Abberley, Stourport, Worcester
1801	1890, May 29	CLARKE, CHRISTOPHER . . .	Charleot, Bedale, Yorkshire.
1994	1891, Mar. 14	CLARKE, GEORGE ERNEST . .	12, Coleman Street, E.C.
1074	{ A. '84, Jan. 2 } { F. '86, Jan. 11 }	CLARKE, HOWARD CHATFIELD .	63, Bishopsgate Street Within, E.C.
1508	1888, Dec. 10	CLARKE, JOHN WILLIAM . . .	Glencoe, Peterborough Road, Harrow.
1007	{ A. '83, Dec. 17 } { F. '89, Nov. 11 }	CLARKE, PERCY HENRY . . .	2, Lancaster Place, W.C.
1924	1891, Jan. 17	CLARKE, STANLEY	202, Bishopsgate Street Without, E.C.
2194	1891, Nov. 4	CLARKSON, JOHN, F.R.I.B.A. .	Ormond Chambers, 28, Great Ormond Street
1897	1890, Nov. 22	CLARKSON, WILLIAM	136, High Street, Poplar, E.
1686	1890, Jan. 6	CLIFTON, JAMES E., F.R.I.B.A.	Swanage, Dorset.
1122	{ A. '84, Mar. 10 } { F. '89, Jan. 28 }	CLIFTON, WM. E., F.R.I.B.A. .	7, East India Avenue, Leadenhall Street, E.
1701	1890, Jan. 27	CLOUGH, RICHARD CHARLES } BUTLER }	Ty Maur, Denbigh, North Wales.
1810	1886, Mar. 8	CLOUGH-TAYLOR, HORACE GEO.	39, Friar Lane, Leicester.
78	{ A. '68, Jul. 13 } { F. '75, May 10 }	CLUTTON, JOHN HENRY . . .	9, Whitehall Place, S.W.
61	{ A. '68, Jul. 6 } { F. '74, Apr. 13 }	CLUTTON, RALPH	9, Whitehall Place, S.W.
221	{ A. '70, Jan. 10 } { F. '75, Dec. 13 }	CLUTTON, RALPH WILLIAM . .	Hartwood, Reigate, Surrey.
65	1868, Jul. 18	CLUTTON, ROBERT GEORGE . .	9, Whitehall Place, S.W. (Vice-President)
153	1869, Jan. 11	CLUTTON, WILLIAM JAMES . .	The Mount, York, and The Castle, Cockern
1285	{ A. '85, Dec. 7 } { F. '94, May 23 }	*COALES, HERBERT GEORGE, } A.M.I.C.E. }	Market Harborough Local Board Offices, M Harborough.
713	1882, Jan. 30	COBB, HERBERT MANSFIELD . .	Higham, Kent, and 53, Lincoln's Inn Fields
1544	1889, Jan. 14	COBHAM, CHARLES	{ "The Shrubbery," Gravesend, Kent, and Board Office, Grays, Essex.
1885	{ A. '90, Nov. 22 } { F. '94, Apr. 16 }	*COBHAM, GEORGE WILLIAM . .	1 & 3, Edwin Street, Gravesend, Kent.
3006	1896, Jan. 21	COCHRANE, JOHN	Combermore, Lifford, Co. Donegal.
2196	1891, Nov. 4	COCKS, SAMUEL ROGER	5, St. Thomas' Street, Ryde, Isle of Wight.
3059	1896, Oct. 28	COLEMAN, THOMAS EVERIT . .	Royal Engineer Office, Gosport, Hants.
1889	1890, Nov. 22	COLES, SAMUEL HOOD COWPER .	Penmyarth, Crickhowell, S. Wales.
769	{ A. '82, Feb. 27 } { F. '84, Jan. 28 }	COLGATE, THOMAS	Sheffield Park, Uckfield, Sussex.
1710	1890, Feb. 10	COLLIER, RICHARD JAMES . .	34, Finsbury Pavement, E.C.
2197	1891, Nov. 4	COLLIER, WALTER HENRY . .	7, Moorgate Street, E.C.
1414	{ A. '87, Dec. 19 } { F. '91, Feb. 2 }	COLLINGHAM, JOHN CYRIL LEES.	3, Mount Street, W.
119	1868, Aug. 17	COLLINS, HENRY H., F.R.I.B.A.	61, Old Broad Street, E.C.
826	{ A. '82, Dec. 4 } { F. '91, Jan. 19 }	COLLINS, MARCUS E.	61, Old Broad Street, E.C.

ip. o.	Date of Election and of Transfer.	FELLOWS.	
25	1891, Jan. 17	COLYER, FREDERICK, M.I.C.E.	18, Great George Street, S.W.
01	1888, Nov. 26	COMBES, CYRUS	{ Tisbury, Wilts, and Misterton, Crewkerne, Somerset.
62	1891, May 23	COMMINS, FREDERICK JAMES	7, Bedford Circus, Exeter.
26	1891, Jan. 17	CONDER, ALFRED, F.R.I.B.A.	Palace Chambers, 9, Bridge Street, S.W.
64	1889, Jan. 28	COOKE, HENRY	25, Watts Avenue, Rochester, Kent.
27	{ A. '94, Feb. 23 F. '97, May 31 }	*COOPER, ALFRED WILLIAM	{ The School Board for London, Victoria Embank- ment, W.C.
72	1884, May 19	COOPER, ARTHUR LESLIE	17, Friar Street, Reading.
99	1891, Nov. 4	COOPER, GEORGE WARREN	34, Hart Street, Bloomsbury, W.C.
15	1882, Jan. 30	COOPER, JOHN GROVES	Bideford, Devon.
27	1891, Jan. 17	COOPER, JOHN ROBERT	{ 35, Old Jewry, E.C., and Queen's Lodge, West End Lane, West Hampstead, N.W.
45	1876, Apr. 24	COOTE, GEORGE	Smetham Hall, Sudbury, Suffolk.
73	1895, Sept. 2	COOTE, ORLANDO ROBERT	Auburn, Athlone.
72	1895, Sept. 2	COOTE, STANLEY VICTOR	{ The Orchard House, Wargrave, Berks, and Donadea Castle, Kilcock.
66	{ A. '91, Jan. 17 F. '95, Jan. 21 }	*COPE, HENRY JAMES	202, Clapham Road, S.W.
00	1891, Nov. 4	COPLAND, WILLIAM R., M.I.C.E.	146, West Regent Street, Glasgow.
01	1891, Nov. 4	CORBETT, CHRISTOPHER	9, Albert Square, Manchester.
97	1889, Mar. 4	CORBETT, EDWIN WORTLEY MONTAGU	{ Bute Estate Office, Castle Street, Cardiff.
02	1891, Nov. 4	CORBY, JOSEPH BOOTHROYD	15, All Saints' Place, Stamford, Lincolnshire.
53	{ A. '91, Nov. 4 F. '92, May 30 }	*CORDEROY, ATHELSTANE	{ 12, George Street, Plymouth, Devon, and 19, Queen Anne's Gate, S.W.
81	1889, Feb. 25	CORDEROY, GEORGE	19, Queen Anne's Gate, S.W.
74	1895, Sept. 2	CORDNER, CLEMENT KENNEDY	Greenmount, Muckamore, Co. Antrim.
75	1895, Sept. 2	CORRY, OSCAR HENRY LOWRY	Antrim.
26	{ A. '83, Apr. 16 F. '89, Nov. 11 }	COUCHMAN, HENRY BOTELER	40, Coten End, Warwick.
84	1888, April 30	COUCHMAN, ROBERT EDWARD	35, Paradise Street, Birmingham.
03	1891, Nov. 4	COULSON, WILLIAM LINDSAY	Clarendon House, Elmwood Road, Croydon.
56	1880, Jan. 5	COVERDALE, FREDERICK JOHN	Ingatestone Hall, Essex.
28	1882, Feb. 13	COVERDALE, HENRY	11, St. Helen's Place, E.C.
40	1890, Nov. 22	COWGILL, BRIAN BOLLANS HIRD	13A, Piece Hall Yard, Bradford.
32	1890, Feb. 24	COX, EDWARD SAMUEL	3, New Street, York.
04	1891, Nov. 4	CRANFIELD, WILLIAM BATHGATE	6, Poultry, E.C.
59	1869, Jan. 25	CRAWTER, JOHN	Cheshunt, Herts.
61	{ A. '83, May 25 F. '88, Nov. 26 }	CRAWTER, JOHN, JUN.	41, Bedford Row, W.C., and Cheshunt, Herts.
08	1896, Jan. 21	CREAGH, ARTHUR GETHIN	Mallow, Co. Cork.
60	1869, Jan. 25	CRICKMAY, GEORGE RACKSTROW, } F.R.I.B.A. }	{ 13, Victoria Street, S.W., and St. Thomas Street, Weymouth.

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641	1889, Dec. 9	CRICKMAY, JOHN EDWARD . .	Weymouth, Dorset.
2455	{ A. '91, Nov. 4 F. '96, Jan. 6 }	*CRIER, JOHN THOMAS . . .	Ingleside, Castelnau, Barnes, Surrey.
2205	1891, Nov. 4	CROCKETT, EDWIN ARTHUR BRASSEY	} 11, Pancras Lane, E.C.
608	{ A. '81, Feb. 7 F. '90, Feb. 24 }	CROFTS, EWAN NEVILLE . . .	
730	1882, Feb. 13	CRONK, EDWYN EVANS . . .	12, Pall Mall, S.W., and Sevenoaks, Kent.
731	1882, Feb. 13	CRONK, FRANK	12, Pall Mall, S.W., and Sevenoaks, Kent.
871	1833, Jan. 29	CRONK, WILLIAM HENRY . .	Sevenoaks, Kent.
2776	1895, Sept. 2	CROSBIE, JAMES DAYROLLES .	Gurtenard, Listowel, Co. Kerry.
416	1876, Jan. 10	CROSS, JOHN	77, King Street, Manchester.
1754	1890, Mar. 10	CROSS, WILLIAM HASLAM . .	77, King Street, Manchester.
307	1873, Apr. 21	CROSS, WILLIAM S., F.R.I.B.A.	18, Outer Temple, and 2, Cecil Street, Strand
2206	1891, Nov. 4	CROWTHER, JOHN HERBERT . .	38, New Street, Huddersfield.
2208	1891, Nov. 4	CRUWYS, ROBERT	Bank Chambers, 465, Brixton Road, S.W.
1923	1891, Jan. 17	CUMBERLAND, EDWARD ANTHONY	Luton and Leighton Buzzard.
32	1868, Jun. 15	CURREY, HENRY, F.R.I.B.A. . .	37, Norfolk Street, W.C.
1565	1889, Jan. 28	CURREY, PERCIVALL, F.R.I.B.A.	37, Norfolk Street, W.C.
1381	1887, Mar. 21	CURRY, HENRY JOHN	58, High Street, Stockton-on-Tees.
581	1880, Dec. 13	CURTIS, CHARLES EDWARD . .	26, Gledstanes Road, West Kensington, W.
483	1877, Apr. 16	CURTIS, ROBERT LEABON . . .	119 and 120, London Wall, E.C.
543	1879, Apr. 28	CURTIS, SAMUEL PERKINS . . .	119 and 120, London Wall, E.C.
2063	1891, May 23	CUTLAN, JOHN ELLIS	{ Market Square, Wellingborough, Northam shire.
2209	1891, Nov. 4	CUXSON, GEO. A. P., A.R.I.B.A.	17, Victoria Street, S.W.
638	1881, Dec. 19	DALLAS, EDWIN STUART . . .	34, Great James Street, Bedford Row, W.C.
387	1883, Dec. 17	DANIEL, HARRY AUGUSTUS HOOD	Hill End, Henbury, near Bristol.
732	1882, Feb. 13	DANN, HENRY	Dartford, Kent.
2210	1891, Nov. 4	DANSKEN, JOHN	241, West George Street, Glasgow.
1668	{ A. '89, Dec. 9 F. '91, Apr. 6 }	*DARCH, JOHN	74, Sarsfeld Road, Balham, S.W.
2778	1895, Sept. 2	DARLEY, EDMUND SANDERS . .	5, College Green, Dublin.
2777	1895, Sept. 2	DARLEY, HENRY PONSONBY SHAW	Estate Office, Carrick-on-Shannon, Co. Lei
907	{ A. '83, Feb. 26 F. '91, May 25 }	DASH, ROLAND ASHFORD . . .	9, Whitehall Place, S.W., and Walton-on-Th
1527	{ A. '88, Dec. 10 F. '92, July 4 }	*DAVEY, HENRY THOMAS . . .	24, Priory Avenue, Hastings.
848	{ A. '82, Dec. 18 F. '90, Nov 10 }	DAVID, EDMUND USSHER . . .	Old Bank Chambers, 27, High Street, Card
2575	{ A. '93, Oct. 4 F. '96, Mar. 2 }	*DAVIES, CYRIL FROODVALE . .	Froodvale, Llanwrda, R.S.O., South Wales
2512	{ A. '92, Nov. 28 F. '94, Oct. 10 }	*DAVIES, DAVID THOMAS. . .	11, Serle Street, Lincoln's Inn, W.C.
1509	1888, Dec. 10	DAVIES, GEORGE HUMPHREYS .	8, Laurence Pountney Hill, E.C.

Date of Election and of Transfer.	FELLOWS.	
1889, Feb. 25	DAVIES, JOHN	Mollington, Chester.
1873, Feb. 10	DAVIES, JOHN MORGAN	Froodvale, Llanwrda, South Wales.
1891, Nov. 4	DAVIES, WALTER	5, Warwick Court, Gray's Inn, W.C.
1891, Nov. 4	DAVIS, ALFRED T., A.M.I.C.E..	Shirehall, Shrewsbury.
1891, Mar. 14	DAVIS, CHARLES EDWARD . . .	Wroxton Estate Office, near Banbury, Oxon.
{ A. '82, Mar. 13 F. '89, Nov. 11 }	DAVIS, CHARLES JAMES	32, Strand, W.C.
1891, Nov. 4	DAVIS, FREDERICK WILLIAM . .	Bridge House, 181, Queen Victoria Street, E.C.
{ A. '77, Dec. 10 F. '81, Nov. 14 }	DAVIS, JAMES	32, Strand, W.C.
1883, Feb. 26	DAW, WILLIAM HERBERT	6, Ironmonger Lane, E.C.
1891, Jan. 17	DAWSON, JOHN GEORGE	{ 4, Lincoln's Inn Fields, W.C., and Kingston-on-Thames.
1891, Nov. 4	DAWSON, PERCY JOHN	Zinal, Palace Road, Streatham Hill, S.W.
1889, Dec. 9	DAY, GEORGE CARLETON	Estate Office, Woodbridge, Shaftesbury, Dorset.
{ A. '83, Dec. 17 F. '87, Nov. 14 }	*DAY, WILLIAM, JUN.	23, High Street, Maidstone, Kent.
1882, Jan. 16	DEACON, THOMAS MARK	1, Adelaide Street, Charing Cross, S.W.
1895, Sept. 2	DEAN, GEORGE B.	Balla Lodge, Castlebar, Co. Mayo.
1890, Mar. 10	DEARLE, WILLIAM HENRY	6, John Street, Adelphi, W.C.
{ A. '92, Nov. 28 F. '93, Aug. 9 }	*DEBENHAM, FRANK BRIDGE- WATER	80, Cheapside, E.C.
1888, Jan. 23	DEBENHAM, FRANK GISSING . .	Cheshunt Park, Herts, and 80, Cheapside, E.C.
{ A. '91, May 23 F. '93, Aug. 9 }	*DEBENHAM, HORACE BENTLEY .	80, Cheapside, E.C.
1891, Nov. 4	DEER, EDWARD	Stratford-on-Avon.
{ A. '83, Dec. 17 F. '91, Oct. 15 }	DEMETRIADI, THOMAS MARSDEN	28, John William Street, Huddersfield.
{ A. '89, Dec. 9 F. '94, Jan. 2 }	*DENDY, WILLIAM COOPER . . .	46, Fordwych Road, Brondesbury, N.W.
1891, Jan. 17	DENNISON, JOHN W., F.R.I.B.A.	Wakefield Lodge, East Ham, Essex.
1895, Sept. 2	DENNY, FRANCIS MCGILLYCUDDY	17, Denny Street, Tralee.
1883, Jan. 15	DENT, RALPH JOHN	Highfield Villas, Sedbergh, Yorkshire.
1882, Feb. 27	DEW, WILLIAM ARTHUR	Wellfield House, Bangor.
1890, Feb. 10	DE WEND, WILLIAM FENTON . .	New Market Buildings, Bridgnorth.
1895, Sept. 2	DICKINSON, CHARLES	36, South Frederick Street, Dublin.
{ A. '84, Dec. 8 F. '85, May 18 }	*DICKSON, THOMAS ARTHUR . .	Estate Office, Overston Park, Northampton.
{ A. '94, Oct. '30 F. '97, May 10 }	*DINWIDDY, DONALD	5, Whitehall, S.W., and Greenwich, S.E.
1883, Feb. 12	DINWIDDY, THOMAS	5, Whitehall, S.W., and Greenwich, S.E.
1896, Oct. 28	DIXON, EDWARD K., M.I.C.E..	Castlebar, Mayo, Ireland.
{ A. '69, Feb. 8 F. '78, Feb. 25 }	DODGSON, WILFRED LONGLEY .	{ The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
1884, Apr. 21	DOLL, CHARLES FITZROY	74, Gower Street, Bedford Square, W.C.
1891, Nov. 4	DOLLAR, PETER, A.R.I.B.A..	Clock House, Arundel Street, Strand, W.C.
1895, Sept. 2	DOLLING, CALEDON JOSIAS RAD- CLYFFE	{ 3, Lower Pembroke Street, Merrion Square, Dublin.
{ A. '87, Dec. 19 F. '91, Dec. 7 }	*DONE, JOHN JAMES	Cricklewood, N.W.

Dip. Date of Election
No. and of Transfer.

FELLOWS.

1250	1885, Feb. 9	DONNE, HENRY	Leek Wootton, Warwick.
2783	1895, Sept. 2	DOPPING, JAMES HENRY, COL. .	112, Pembroke Road, Dublin.
2218	1891, Nov. 4	DORNING, ARTHUR HARRY . .	41, John Dalton Street, Manchester.
3086	1896, June 2	DOUGLAS, RICHARD WILLIAM MAGENIS	} Portballantra, Bushmills, Co. Antrim.
163	{ A. '69, Jan. 25 } { F. '92, Nov. 31 }	DOWDEN, HENRY JOSEPH . .	
493	1878, Jan. 14	DOWNING, FREDERICK	7A, Whitehall Yard, S.W.
1997	1891, Mar. 14	DOWNING, HY. P. B., F.R.I.B.A. {	Avalon Villas, Wilton Road, Merton, Surrey, 7, Great College Street, S.W.
2219	1891, Nov. 4	DOWSETT, CHARLES FINCH . .	
1841	1890, Nov. 22	DRANSFIELD, HENRY BROOK .	12, 13, & 14, Estate Buildings, Huddersfield.
817	{ A. '82, May 22 } { F. '84, May 19 }	DRAPER, ARTHUR THOMAS . .	Friar Lane, Leicester.
1348	1887, Jan. 10	DRAY, ALFRED	Town Hall Chambers, Hastings, Sussex.
301	1873, Feb. 10	DREW, HENRY	15, Queen Street, Exeter.
		(Member of Council)	
1336	{ A. '86, Dec. 6 } { F. '88, Nov. 12 }	*DREW, HENRY ALBAN	15, Queen Street, Exeter.
1095	{ A. '84, Feb. 11 } { F. '89, Jan. 14 }	DREW, JOHN GOULD	15, Queen Street, Exeter.
2220	1891, Nov. 4	DREWEATT, THOMAS	Newbury, Berkshire.
419	{ A. '76, Jan. 10 } { F. '78, Feb. 25 }	DRIVER, CHARLES WILLIAM . .	4, Whitehall, S.W.
9	1868, Jun. 15	DRIVER, ROBERT COLLIER . .	4, Whitehall, S.W.
		(Past-President)	
582	1880, Dec. 13	DRIVER, ROBERT MANNING . .	4, Whitehall, S.W.
684	1882, Jan. 16	DRURY, EDW. DRU, F.R.I.B.A.	25, Queen Anne's Gate, S.W.
1692	{ A. '90, Jan. 6 } { F. '93, Dec. 4 }	*DUDLEY, EDGAR	Bedford House, 24, Bedford Street, Plymouth.
1802	1890, May 29	DUKE, EDWARD	Dorchester.
1808	1890, May 29	DUKE, FREKE GUY RASHLEIGH	Braehead, Kilmarnock.
2064	1891, May 23	DUKE, HENRY	Dorchester, Dorset.
1779	1890, Apr. 14	DUNCALFE, HENRY GEORGE . .	102, Darlington Street, Wolverhampton.
2321	1891, Nov. 4	DUNCAN, JAMES MORISON . .	40 & 42, Queen Victoria Street, E.C.
1931	1891, Jan. 17	DUNN, WILLIAM HENRY . . .	11, St. Helen's Place, E.C.
3148	1897, Feb. 17	DURLACHER, ALEXANDER PERCY {	3, Otterburn Villas North, Jesmond, Newca upon-Tyne.
1932	1891, Jan. 17	DUVALL, JOHN WILLIAM . . .	
2222	1891, Nov. 4	DYBALL, HARVEY	35, Bucklersbury, E.C.
1993	1891, Jan. 17	DYBALL, SEXTUS	Gatton Lodge, Reigate, Surrey.
792	1882, Apr. 24	DYER, WILLIAM JOHN	Montpelier Row, Blackheath, S.E.
85	1868, Jun. 15	DYMOND, FRANCIS WILLIAMS .	Bampfylde House, Exeter.
1251	1885, Feb. 9	EADE, ARTHUR WILLOUGHBY FRENCH	} Feethams, Darlington.
1529	{ A. '91, Dec. 10 } { F. '92, May 30 }	*EAGLAND, WILLIAM FRANCIS .	

<i>Date of Election and of Transfer.</i>	FELLOWS.
1889, Feb. 25	EAGLE, WILLIAM. 77, King Street, Manchester.
1888, Jan. 15	EALLES, FRED. ERNST., F.R.I.B.A. 9, Welbeck Street, W.
1889, Feb. 25	EAMES, EDWARD Stoke Manor, near Alresford, Hants.
1891, Jan. 17	EARDLEY, JOHN WILLIAM Swanwick Colliery, Alfreton, Derbyshire.
1891, Nov. 4	EARLE, THOMAS ALGERNON 90, King Street, Manchester.
1891, Nov. 4	EARNSHAW, JACOB 36, South King Street, Manchester.
{ A. '93, Oct. 4 } { F. '97, Feb. 8 }	*EASON, EDWARD WILLIAM 43, Bishopsgate Street Without, E.C.
1891, Nov. 4	EASTHAM, JAS. COOK, A.M.I.C.E. The Town Hall, Manchester.
1891, Mar. 14	EASTON, JOHN H. Bowl Alley Lane. Hull.
1891, Mar. 14	EAYRS, JOHN THOS., M.I.C.E. { Clarence Chambers, Corporation Street, Birming- ham.
1895, Sept. 2	EDGEWORTH, THOS. NEWCOMEN Kilshrewly, Edgeworthstown.
1891, Jan. 17	EDMESTON, JAMES, F.R.I.B.A. . . . 42, Old Broad Street, E.C.
{ A. '93, Oct. 4 } { F. '96, Jan. 6 }	*EDMONDS, JOHN Redwall Farm, Linton, Kent.
1891, Nov. 4	EDWARDS, ARTHUR PHIPPEN Hutton, near Weston-super-Mare, Somerset.
1881, Dec. 19	EGERTON, HUBERT DECIMUS 2 and 3, Serle Street, Lincoln's Inn, W.C.
1883, Dec. 17	EGGAR, JAMES ALFRED 9, West Street, Farnham, Surrey.
{ A. '95, Oct. 24 } { F. '96, Nov. 9 }	*EGGINTON, DENYS 150, Friar Street, Reading, Berks.
1884, May 19	EGGINTON, JOHN 150, Friar Street, Reading.
{ A. '79, Jan. 20 } { F. '83, Dec. 3 }	EILOART, FREDERICK EDWARD 40, Chancery Lane, W.C.
1889, Nov. 25	ELDRIDGE, HERBERT 28, Cadogan Place, Belgrave Square, S.W.
1891, Nov. 4	ELFORD, JOHN King Street, Poole, Dorset.
1888, Jan. 9	ELGAR, J. EDWARD Crockshard, Wingham, Kent.
{ A. '90, Nov. 22 } { F. '92, Feb. 1 }	ELGOOD, FRANK M., A.R.I.B.A. 98, Wimpole Street, W.
1887, Dec. 19	ELLEN, FREDERICK CHARLES The Auction Mart, Andover.
1884, Jan. 14	ELLIOTT, CHARLES { Wilts and Dorset Bank Chambers, George Street, Plymouth, and The Fawns, Ermington, Ivy Bridge, Devon.
{ A. '92, Nov. 28 } { F. '96, Mar. 2 }	*ELLIS, ALBERT EDWARD Bedford Chambers, Exeter.
1895, Sept. 2	ELLIS, ERNEST FRANCIS LESLIE Estate Office, Gorey, Co. Wexford.
{ A. '80, Mar. 15 } { F. '87, Nov. 14 }	ELLIS, ERNEST HAROLD Town Hall Chambers, Guildford.
{ A. '90, Nov. 22 } { F. '94, May 28 }	*ELLIS, FRANCIS, JUN. Trafford Park, Patricroft, near Manchester.
1891, May 23	ELLIS, FREDERICK 141, Inverness Terrace, W.
1882, Dec. 18	ELLIS, HENRY 57, Chancery Lane, W.C.
{ A. '88, Dec. 10 } { F. '90, May 12 }	*ELLIS, HERBERT MOATES 143, Cannon Street, E.C.
{ A. '87, Jan. 24 } { F. '91, Feb. 16 }	*ELLIS, RALPH STAPLES 29, Fleet Street, E.C.
1883, Feb. 12	ELLIS, RICHARD ADAM 45, Fenchurch Street, E.C.
1875, Feb. 1	ELLIS, SIR JOHN WHITTAKER, { 29, Fleet Street, E.C., and 18, Old Broad Bart. } Street, E.C.
1891, Nov. 4	ELLISON, MICHAEL Duke of Norfolk's Estate Offices, Sheffield.

Dip. *Dats of Election*
No. *and of Transfer.*

FELLOWS.

3060	1896, Oct. 28	ELTON, HERBERT AVERILL	Horse Guards, Whitehall, S.W.
667	{ A. '81, Dec. 19 } { F. '90, Dec. 8 }	ELWELL, WILLIAM HENRY	{ Surveyor's Office, Great Northern Railway, Cross, N.
276	1872, Feb. 26	EMMANUEL, BARROW	2, Finsbury Circus, E.C.
2230	1891, Nov. 4	EVANS, ARTHUR OWEN	Town Hall, Pontypridd, Glamorganshire.
1757	1890, Mar. 10	EVANS, CHARLES LEE	Norton Hill, Runcorn, Cheshire.
1936	1891, Jan. 17	EVANS, GEORGE	1, Adelaide Street, W.C.
898	1883, Feb. 26	EVANS, ROBERT, F.R.I.B.A.	Eldon Chambers, Wheeler Gate, Nottingham.
2231	1891, Nov. 4	EVANS, WALTER PEARSON	Caldwell, Nuneaton.
2232	1891, Nov. 4	EVANS, WILLIAM, A.M.I.C.E.	New Walk, Beverley, Yorkshire.
2786	1895, Sept. 2	EVANS, WILLIAM	Gillardstown House, Killucan.
838	{ A. '74, Feb. 16 } { F. '76, Nov. 27 }	EVANS, WILLIAM ERNEST	School Gardens, Shrewsbury.
2000	1891, Mar. 14	EVANS-VAUGHAN, HENRY	Weston-under-Redcastle, near Shrewsbury.
1416	{ A. '87, Dec. 19 } { F. '91, May 25 }	*EVE, HERBERT TRUSTRAM	2, St. Paul's Square, Bedford.
685	1882, Jan. 16	EVE, JOHN RICHARD	St. Paul's Square, Bedford, Bedfordshire.
104	1868, Aug. 3	EVE, WILLIAM	10, Union Court, Old Broad Street, E.C.
1882	1887, Mar. 21	EVERARD, JOHN BREEDON, M.I.C.E., F.R.I.B.A.	{ 6, Millstone Lane, Leicester.
2233	1891, Nov. 4	EVERILL, FRANK	59, Foregate Street, Worcester.
2666	{ A. '94, Oct. 30 } { F. '95, Nov. 25 }	*EVES, FRANCIS GEORGE BERTRAM	54, High Street, Uxbridge, Middlesex.
1549	{ A. '89, Jan. 14 } { F. '92, Nov. 14 }	*EVES, WILLIAM LIONEL	54, High Street, Uxbridge.
557	1880, Jan. 5	FAIR, JACOB WILSON <i>(Member of Council)</i>	{ Haigh Hall, Wigan, and 8, Winckley S Preston.
1510	1888, Dec. 10	FAIR, JAMES STRETTON	{ Estate Offices, Lytham, and 4, Winckley S Preston.
1174	1884, May 19	FAIR, THOMAS	Estate Offices, Lytham, Lancashire.
1937	1891, Jan. 17	FAIRCLOUGH, WILLIAM	{ Leigh, Lancashire, and 60, King Street, chester.
1758	1890, Mar. 10	FALCON, MICHAEL	Horstead House, Norfolk.
1062	1884, Jan. 28	FARMER, EDMUND	80, Cheapside, E.C.
2234	1891, Nov. 4	FARNAN, HENRY RICHARD	75, Coleman Street, E.C.
1759	1890, Mar. 10	FARRAR, SIDNEY H., M.I.C.E.	{ 54, Old Broad Street, E.C., and Port Eliz Johannesburg, South Africa.
2757	1895, Sept. 2	FARRELL, EDWARD FRANCIS	Moynalty, Kells, Co. Meath.
2002	1891, Mar. 14	FARRER, JOHN	Oulton, near Leeds, Yorkshire.
2235	1891, Nov. 4	FARTHING, WALTER THOMAS	46, Strand, W.C.
1938	1891, Jan. 17	FARWELL, FREDERICK GEORGE	11, Laura Place, Bath.
3069	1896, Oct. 28	FAWCETT, JOHN MORTIMER	26, Albion Street, Leeds.
1921	1886, May 17	FAWKES, ALGERNON	Woolley, Wakefield, Yorks.

p. o.	Date of Election and of Transfer.	FELLOWS.	
37	1884, Jan. 14	FAYERMAN, GEORGE METCALFE	88, The Parade, Leamington, Warwickshire.
25	1895, Oct. 24	*FENN, ANDREW THOMAS CRANAGE	The Lodge, Bromfield, Shropshire.
02	1887, Dec. 19	FENN, JOHN	{ The Hall, Ardleigh, and 146, High Street, Colchester.
2	1890, Feb. 10	FENN, THOMAS	
35	{ A. '80, Jan. 19 } { F. '87, Mar. 21 }	FENNING, HERBERT SAMUEL	St. Paul's Square, Bedford, Bedfordshire.
03	1891, Mar. 14	FENWICK, THOMAS, M.I.C.E.	Leeds, Yorkshire.
74	1883, Nov. 12	FERRIS, GEORGE	Milton Manor, Pewsey, Wilts.
88	1895, Sept. 2	FETHERSTONHAUGH, THEOBALD	Grouse Lodge, Moate, Co. Westmeath.
31	1882, Dec. 18	FIDDIAN, WILLIAM	Town Hall Offices, Stourbridge.
07	1873, Jan. 27	FIELD, FRANCIS HAYWARD	11, King Edward Street, Oxford.
72	1883, Jan. 29	FIELD, JAMES FREDERICK	54, Borough High Street, S.E.
26	1895, Oct. 24	*FIELDS-CLARKE, GEORGE THOMAS	Estate Office, Southill Park, Biggleswade, Beds.
36	1891, Nov. 4	FINN, ADOLPHUS	High Street, Lydd, Kent.
37	1891, Nov. 4	FINN, ARTHUR GEORGE	The Deanery, Chartham, Canterbury.
17	{ A. '92, Nov. 28 } { F. '96, May 11 }	*FINN, FRED, JUN.	Sole Street House, Selling, Faversham, Kent.
43	1890, Nov. 22	FINN, GEORGE WILLIAM	Westwood Court, Faversham, Kent.
56	{ A. '91, Nov. 4 } { F. '94, Oct. 10 }	*FINN, HERBERT ARCHIBALD	59, Foregate Street, Worcester.
27	{ A. '83, Apr. 16 } { F. '89, Jan. 14 }	FISHER, CHARLES BROWNING	Hill Crest, Market Harborough.
59	1888, Feb. 20	FISHER, EDWARD KNAPP	Market Harborough, Leicestershire.
31	{ A. '92, Nov. 28 } { F. '96, Mar. 2 }	*FITT, HARRY CHARLES	42, Arlington Road, Ealing, W.
07	1896, Jan. 21	FITZGERALD, JAS. H. B. PENROSE	The Estate Office, Middleton, Co. Cork.
39	1895, Sept. 2	FITZGERALD, PETER DAVID	66, George Street, Limerick.
00	1895, Sept. 2	FITZGERALD, ROBERT JOHN	Ballyard House, Tralee.
01	1895, Sept. 2	FITZHERBERT, HENRY CORRY	Millbrook, Abbeyleix, Queen's County.
38	1834, Jan. 14	FLEETWOOD, GEORGE	3, New Court, Carey Street, Lincoln's Inn, W.C.
32	{ A. '93, Oct. 4 } { F. '97, June 28 }	*FLETCHER, HERBERT PHILLIPS, A.R.I.B.A.	{ 29, New Bridge Street, Ludgate Circus, E.C. Estate Office, Dunkenhagh, Clayton-le-Moors, near Accrington, and 46, Fishergate, Preston.
35	1888, Mar. 5	FLETCHER, THOMAS	
49	{ A. '82, Feb. 13 } { F. '91, June 29 }	FLINT, WILLIAM HURST	11, Serle Street, Lincoln's Inn Fields, W.C.
32	1880, Jan. 19	FLOCKTON, THOS. J., F.R.I.B.A.	15, St. James' Row, Sheffield.
34	1890, Feb. 24	FODEN, EDWARD ANTROBUS	Teddesley Estate Office, Penkridge, Staffordshire.
05	1890, May 29	FOLEY, JOHN HOWARD	Manvers Street, Trowbridge.
04	1895, Sept. 2	FORBES, ARTHUR	Earls Vale, Cavan.
37	1891, May 23	FORBES, CHARLES MANSFELDT	14, New Street, York.
38	1891, Nov. 4	FORD, LAWTON ROBERT	{ St. Thomas's Chambers, 24, Railway Approach, London Bridge, S.E.
8	{ A. '92, Nov. 28 } { F. '95, May 13 }	*FORD, SOLOMON, A.R.I.B.A.	
40	1881, Dec. 19	FORREST, ROBERT	Windsor Estate Office, St. Fagans, near Cardiff.
31	1879, Dec. 8	FORSYTH, EDWARD	{ Hanley, Staffordshire, and Springfields, Strams- hall, Utttoxeter.
44	1890, Nov. 22	FORSYTH, THOMAS HILLS	
39	1884, Jan. 14	FOSBERY, WILLIAM THOMAS ENHAM	{ 39, Northumberland Street, Newcastle-upon-Tyne. Warwick.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
279	1872, Mar. 11	FOSTER, CHARLES ROLLS . . .	54, Pall Mall, S.W.
1531	{ A. '88, Dec. 10 } { F. '92, Oct. 12 }	*†FOSTER, FRANK	Adelphi Chambers, 7, John Street, W.C.
2239	1891, Nov. 4	FOSTER, HENRY EDWIN	6, Poultry, E.C.
2519	{ A. '92, Nov. 28 } { F. '95, Nov. 1 }	*FOSTER, JAMES HERBERT FUR- MEDGE	{ 33, Poultry, E.C.
641	1881, Dec. 19	FOSTER, JOSEPH BURGESS . . .	4, Cambridge Street, Plymouth, Devon.
687	1882, Jan. 16	FOULKES, SEPTIMUS GIFFORD . .	Tring, Herts.
3009	1896, Jan. 21	FOWLER, EDWARD WILLOUGHBY	{ The Earl of Clancarty's Estate Office, B asloe, Co. Galway.
686	1882, Jan. 16	FOWLER, FREDERICK	St. James' Street, Sheffield.
1806	1890, May 29	FOWLER, GERARD EDMUND . . .	98, New Street, Birmingham.
1807	1890, May 29	FOWLER, HENRY	63, Dale Street, Manchester.
882	1882, Dec. 18	FOWLER, HENRY	6, Waterloo Street, Birmingham.
1780	1890, Apr. 14	FOWLER, REGINALD WILLIAM . .	3, Hartshead, Sheffield.
1403	1887, Dec. 19	FOWLER, RICHARD	118, Colmore Row, Birmingham.
1605	1889, Mar. 18	FOWLER, SYDNEY, A.R.I.B.A. . .	9, Craig's Court, Charing Cross, S.W.
2240	1891, Nov. 4	FOWLER, WILLIAM	69, Temple Row, Birmingham.
2241	1891, Nov. 4	FOX, CHARLES JAMES	22, George Street, Halifax.
1845	1890, Nov. 22	FOX, EDWIN	99, Gresham Street, E.C.
2242	1891, Nov. 4	FRAMPTON, ALFRED, A.R.I.B.A.	62 and 63, Basinghall Street, E.C.
2243	1891, Nov. 4	FRANCE, ARTHUR ALDERSON . .	99, Swan Arcade, Bradford.
2244	1891, Nov. 4	FRANCE, CHARLES	99, Swan Arcade, Bradford.
1545	1889, Jan. 14	FRANCIS, GEORGE FUTVOYE . .	Eaton Chambers, Buckingham Palace Road,
1760	1890, Mar. 10	FRANCIS, LEON ALBERT	8, John Street, Adelphi, W.C.
1808	1890, May 29	FRANKLIN, ARTHUR THOMAS . .	25, Ludgate Hill, E.C.
2457	{ A. '91, Nov. 4 } { F. '95, Feb. 18 }	*FRANKLIN, BENJAMIN BELGROVE	Holly Walk, Luton, Beds.
921	1883, April 16	FRANKLIN, THOMAS	Ascott, near Wallingford.
1809	1890, May 29	FRANKLIN, THOMAS FREDERICK .	25, Ludgate Hill, E.C.
2792	1895, Sept. 2	FRANKS, MATTHEW HENRY . . .	Westfield, Mountrath.
2793	1895, Sept. 2	FRANKS, MATTHEW HENRY, JUN.	Westfield, Mountrath.
3019	{ A. '96, Jan. 21 } { F. '97, June 28 }	*FRASER, THOMAS SMILLIE . . .	209, St. Vincent Street, Glasgow.
1967	{ A. '91, Jan. 17 } { F. '94, Dec. 10 }	*FRASER, WILLIAM	209, St. Vincent Street, Glasgow.
1114	{ A. '84, Feb. 25 } { F. '90, Apr. 14 }	FREEMAN, SYDNEY	{ The Broadway, Tunbridge Wells, Kent, and Queer Street, E.C.
3038	1896, June 2	FRENCH, SAVAGE	17, South Mall, Cork, Ireland.
2795	1895, Sept. 2	FREND, HENRY	Mitchelstown, Co. Cork.
2796	1895, Sept. 2	FREND, CAUSABON WILLIAM . .	Parsonstown, King's County.
1217	1884, Dec. 8	FREUER, WILLIAM	West Rudham, Swaffham, Norfolk.
2069	1891, May 23	FROST, FREDERIC CORNISH . . .	Teignmouth, Devon.
369	1875, Jan. 18	FRY, GEORGE FREDERICK	46, London Road, Dover, Kent.
784	1882, Feb. 13	FRYER, GEORGE	{ 15, Parliament Street, Hull, and Rose Bishop Wilton, near York.
1068	1884, Jan. 28	FULLER, ERNEST	98, Wimpole Street, W.

† Special Sanitary Science Certificate.

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1040	1884, Jan. 14	FULLER, HARRY	83, High Street, Croydon.
947	{ A. '88, May 21 } F. '88, Nov. 26 }	FULLER, HERBERT HENRY	15, Serjeants' Inn, Fleet Street, E.C.
1124	{ A. '84, Mar. 10 } F. '91, Apr. 20 }	FULLER, THOMAS ALFRED	The College, All Saints', Derby.
775	1882, Mar. 13	FURBER, HERBERT	2, Warwick Court, Gray's Inn, W.C.
1064	1884, Jan. 28	FURBER, WILLIAM	2, Warwick Court, Gray's Inn, W.C.
417	1876, Jan. 10	GAIRDNER, EDWARD JAMES	43, Chancery Lane, W.C.
2797	1895, Sept. 2	GALBRAITH, HUGH	21, Westland Row, Dublin.
3061	1896, Oct. 28	GALBRAITH, SAMUEL HAUGHTON	Royal Engineer Office, Cork, Ireland.
2245	1891, Nov. 4	GALE, ARTHUR JOHN, F.R.I.B.A.	4, Serjeants' Inn, Fleet Street, E.C.
2004	1891, Mar. 14	GALE, ERNEST SEWELL	Falcon Court, 32, Fleet Street, E.C.
761	1882, Feb. 27	GALE, JOSEPH JOHN	Market Place, Wallingford, Berks.
55	1868, Jul. 6	GALSWORTHY, FREDERICK THOMAS (Member of Council)	11, Waterloo Place, S.W.
1713	1890, Feb. 10	GAMBLE, SIDNEY GOMPERTZ, } A.M.I.C.E. }	Metropolitan Fire Brigade, Southwark Bridge Road, S.E.
1606	1889, Mar. 18	GANDY, JAMES	22, Essex Street, Strand, W.C.
785	1882, Feb. 13	GARDNER, EDWARD JAMES	110, Great Russell Street, W.C.
2520	{ A. '92, Nov. 28 } F. '95, Mar. 4 }	*GARDNER, GILBERT	Ifield Court, Crawley, Sussex.
2246	1891, Nov. 4	GARRARD, NORTON BURROUGHS	Cranley Hall, Eye, Suffolk.
2798	1895, Sept. 2	GARRETT, JAMES HUGH MOORE	Castlewellan, Co. Down.
2247	1891, Nov. 4	GARROOD, THOMAS WILLIAM M.	172, Fenchurch Street, E.C.
2799	1895, Sept. 2	GARVEY, TOLER R.	Thornvale, Moneygall, King's County.
2800	1895, Sept. 2	GARVEY, TOLER ROBERT, JUN.	Estates Office, Parsonstown.
1810	1890, May 29	GATE, ALFRED JOSEPH	20, Mecklenburg Square, W.C.
688	1882, Jan. 16	GATER, CALEB WILLIAM	Salisbury, Wilts.
1203	{ A. '84, May 26 } F. '89, Jan. 14 }	GAYFORD, HENRY JOHN	Raynham Estate Office, East Raynham, Norfolk.
1643	1889, Dec. 9	GAZE, THOMAS WILLIAM	Frenze Hall, Diss, Norfolk.
935	1883, April 30	GERMAN, GEORGE	{ Packington House, Ashby-de-la-Zouch, Leices- tershire.
2521	{ A. '92, Nov. 28 } F. '95, Nov. 11 }	*GERMAN, GEORGE, JUN.	Huntingdon House, Ashby-de-la-Zouch.
2070	1891, May 23	GERMAN, HARRY	Loughborough, and Ashby-de-la-Zouch.
887	1883, Feb. 12	GERMAN, JOHN	Ashby-de-la-Zouch, Leicestershire.
1161	{ A. '84, May 5 } F. '87, Nov. 14 }	*GIBB, WILLIAM PASHLEY	Estate Office, Stafford Street, Dublin.
1294	{ A. '86, Jan. 11 } F. '90, Nov. 10 }	GIBBON, WM. JACOMB, A.R.I.B.A.	36, Great James Street, Bedford Row, W.C.
1620	1889, Apr. 29	GIBSON, DENSTON	98, New Street, Birmingham.
1663	{ A. '89, Dec. 9 } F. '93, May 8 }	*GIDDY, OSMAN HORTON	121, Pall Mall, S.W.
881	1875, Feb. 1	GILBERT, WILLIAM HENRY } SAINSBURY }	70, Queen Street, Cheapside, E.C.
1621	1889, Apr. 29	GILLART, DAVID	Towyn, Merionethshire.
1466	1888, Mar. 5	GILPIN-BROWN, WILLIAM DUNDAS	Keatmere, The Park, Nottingham.

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213	1869, Dec. 6	GIRDWOOD, JAMES	18, Adam Street, Adelphi, W.C.
2249	1891, Nov. 4	GIVEN, MAXWELL. . . .	Town Surveyor's Office, Coleraine, Co. Der.
420	1876, Jan. 24	GLASIER, GEORGE HENRY BROUGHAM	} 7, St. James's Street, S.W.
1702	1890, Jan. 27	GLEED, RICHARD CUMMINGS	5, Adelaide Place, London Bridge, E.C.
2801	1895, Sept. 2	GLOSTER, THOMAS EDWARD	Collen, Co. Louth.
1890	{ A. '90, Nov. 22 F. '98, Dec. 4 }	*GODDARD, ALEXANDER	7, Bank Place, Chester.
1566	1889, Jan. 28	GODDARD, JOSEPH, F.R.I.B.A. . . .	{ 6, Market Street, Leicester, and Carlton bers, 12, Regent Street, S.W.
2802	1895, Sept. 2	GODLEY, ARCHIBALD. . . .	Killygar, Killeshandra.
2250	1891, Nov. 4	GODESELL, GEORGE HERBERT	Palace Chambers, King Street, Hereford.
2005	1891, Mar. 14	GOLDSMITH, WILLIAM	40, Old Broad Street, E.C.
2251	1891, Nov. 4	GOODACRE, JOHN, F.R.I.B.A. . . .	5, Friar Lane, Leicester.
1511	1888, Dec. 10	GOODACRE, ROBT. J., F.R.I.B.A. . . .	Friar Lane, Leicester.
989	1883, Dec. 17	GOODCHILD, JOSIAH	59, Tollington Park, N.
1546	1889, Jan. 14	GOODWYN, LEONARD WILLIAM	{ 8, Granville Chambers, Granville Place, Po Square, W.
2006	1891, Mar. 14	GORDON, CHAS. G., A.M.I.C.E. . . .	Colonia, Grove Park Road, Chiswick, W.
314	{ A. '78, May 19 F. '78, Mar. 11 }	GORE, SPENCER W.	16, Whitehall Place, S.W.
1939	1891, Jan. 17	GOTT, CHARLES, M.I.C.E. . . .	8, Charles Street, Bradford.
2252	1891, Nov. 4	GOTT, CHARLES HENRY. . . .	8, Charles Street, Bradford.
1567	1889, Jan. 28	GOTT, FRANK	3, East Parade, Leeds.
478	{ A. '77, Feb. 12 F. '82, Dec. 18 }	GOTTO, FREDERICK EDWARD	Stony Stratford, Bucks.
3158	{ A. '97, Feb. 17 F. '97, May 31 }	*GOULDING, ARTHUR	41, Moorgate Street, E.C.
578	1880, Apr. 12	GOULDING, WILLIAM PURDHAM. . . .	41, Moorgate Street, E.C.
2071	1891, May 23	GOULDSMITH, GEORGE WALLER. . . .	2, Pont Street, Belgrave Square, S.W.
2072	1891, May 23	GOVER, ARTHUR S., F.R.I.B.A. . . .	4, Queen Street Place, E.C.
2253	1891, Nov. 4	GOVER, JOHN RICHARD	44, Great Dover Street, Borough, S.E.
1846	1890, Nov. 22	GRADWELL, ARTHUR RICHARD	10, Richmond Terrace, Blackburn.
370	1875, Jan. 18	GRAHAM, WILLIAM	Victoria Chambers, Newport, Monmouths
1218	1884, Dec. 8	GRAIN, ARTHUR TRESS	2, St. Andrew's Hill, Cambridge.
827	{ A. '82, Dec. 4 F. '85, Jan. 12 }	GRANT, JAMES	Penrallt, Llanidloes, Montgomeryshire.
1260	1885, Mar. 9	GRAVES, WALTER, F.R.I.B.A. . . .	Winchester House, Old Broad Street, E.C.
2255	1891, Nov. 4	GREAVES, JOHN OLDROYD	69, Westgate, Wakefield.
1891	{ A. '90, Nov. 22 F. '94, Jan. 22 }	*GREEN, ALEXANDER ERNEST	Colonial House, 155, Fenchurch Street, E
2141	{ A. '91, May 21 F. '97, May 31 }	*GREEN, EDMUND HORACE	28 & 29, St. Swithin's Lane, E.C.
2584	{ A. '93, Oct. 4 F. '97, May 31 }	*GREEN, FREDERICK ALGERNON	28 & 29, St. Swithin's Lane, E.C.
690	1882, Jan. 16	GREEN, JAMES	22, Chancery Lane, W.C.
1735	1890, Feb. 24	GREEN, JOHN.	Dodderhill Court, Droitwich, Worcestersh
2256	1891, Nov. 4	GREEN, ROBERT COUPER	26, Fawcett Street, Sunderland,
1188	1884, May 26	GREEN, SAMUEL	28 and 29, St. Swithin's Lane, E.C.
3149	1897, Feb. 17	GREENWOOD, JOSEPH	Royal Engineer Office, Devonport, Devon.
3150	1897, Feb. 17	GREGORY, ALFRED	Royal Engineer Office, Archeliff Fort, Dover

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955	{ A. '95, Oct. 24 } { F. '96, June 26 }	*GREGSON, GEORGE ERNEST	11, Chaple Street, Preston.
257	1891, Nov. 4	GREGSON, WILLIAM	Baldersby, S.O., Yorks.
087	1884, Feb. 11	GRELLIER, HARLEY MAIR	6, Queen Anne's Gate, S.W.
971	1875, Jan. 18	GREY, CHARLES GREY	Ballycourcey, Enniscorthy, Co. Wexford.
073	{ A. '94, Oct. 30 } { F. '96, May 11 }	*GRIFFIN, ALFRED	{ St. Thomas' Chambers, 24, Railway Approach, London Bridge, S.E.
073	1891, May 23	GRIFFIN, HAROLD	54, High Street, Battersea, S.W.
714	1890, Feb. 10	GRIFFITHS, EDWARD, JUN. . . .	Knockin, near Oswestry.
736	1890, Feb. 24	GRIFFITHS, WILLIAM	{ Gelley-Wernen Estate, Llanelly, Carmarthen- shire.
258	1891, Nov. 4	GRIGGS, ROBERT, A.R.I.B.A. . . .	11, Gray's Inn Square, W.C.
611	1889, Apr. 1	GRIMLEY, EDWIN FEARN	40, Temple Street, Birmingham.
612	1889, Apr. 1	GRIMLEY, THOMAS	40, Temple Street, Birmingham.
042	{ A. '91, May 23 } { F. '92, May 30 }	*GROGAN, HEDWORTH HERBERT. . . .	125, Piccadilly, W.
2486	1892, Feb. 26	GROGAN, HENRY THOMAS	101, Park Street, Grosvenor Square, W.
1811	1890, May 29	GROSE, VINCENT J., F.R.I.B.A. . . .	13, Railway Approach, S.E.
727	{ A. '90, Feb. 10 } { F. '93, Jan. 26 }	*GROVER, ARTHUR	11, Cecil Court, Charing Cross Road, W.C.
260	1891, Nov. 4	GRUNING, EDWARD A., F.R.I.B.A. . . .	25, Gresham House, Old Broad Street, E.C.
737	1890, Feb. 24	GUDGEON, GEORGE EDWARD	Estate Agency Offices, Winchester, Hants.
2961	1891, Nov. 4	GURNEY, JAMES	Chalfont St. Giles, Slough, Bucks.
433	1876, Mar. 20	GWYTHYR, WM. W., F.R.I.B.A. . . .	102, Temple Chambers, Temple Avenue, E.C.
262	1891, Nov. 4	HABGOOD, HENRY CHARLES	Witney, Oxfordshire.
347	1874, Mar. 16	HADDOCK, ROLAND	{ Devonshire Chambers, Bishopsgate Street With- out, E.C.
1670	{ A. '89, Dec. 9 } { F. '93, Aug. 9 }	*HADLEY, FRANK	41, Temple Street, Birmingham.
2523	{ A. '92, Nov. 28 } { F. '96, Oct. 1 }	*HAIGH, THOMAS FREDERICK	Shrub End, Colchester, Essex.
263	1891, Nov. 4	HALE, RAYMOND HENRY	6, Great Queen Street, S.W.
264	1891, Nov. 4	HALL, CHARLES EDWARD	297, Old Chester Road, Rock Ferry, Cheshire.
619	1881, May 2	HALL, ERNEST	166, Queen Street, Portsea, Hants.
0098	{ A. '96, Oct. 28 } { F. '97, June 28 }	*HALL, JOHN HERBERT	Penkstone House, Middlewich, Cheshire.
923	1883, April 16	HALL, WALTER	38, Chancery Lane, W.C.
295	{ A. '86, Jan. 11 } { F. '91, June 29 }	*HALL, WILLIAM TIMOTHY	Hawkstone Estate Office, near Shrewsbury.
189	1884, May 26	HALLETT, WILLIAM BROWN. . . .	{ 11, Queen Victoria Street, E.C., and 278, Hollo- way Road, N.
803	1895, Sept. 2	HAMILTON, ARTHUR	40, Lower Dominick Street, Dublin.
804	1895, Sept. 2	HAMILTON, EDWARD CHETWOOD, MAJOR	{ Woodstock Estate Offices, Inistioige.
738	1890, Feb. 24	HAMILTON, JOHN	23 & 24, Wormwood Street, E.C.
151	1897, Feb. 17	HAMMOND, ROBERT WILLIAM	Royal Engineer Office, Inner Lines, Chatham, Kent.

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2143	{ A. '91, May 23 } { F. '96, Jan. 6 }	*HAMPTON, GEORGE FREDK. WM.	1, Cockspur Street, S.W.
2265	1891, Nov. 4	HAMPTON, WILLIE THOMAS . .	Hotel Street, Coalville, Leicester.
1481	1888, Apr. 30	HANCOCK, WILLIAM ST. JOHN HÜ, } F.R.I.B.A. }	Hong Kong, China, and 9, King Edward St. E.C.
1687	1890, Jan. 6	HANKINSON, THOMAS JAMES . .	Richmond Chambers, Bournemouth, Hants.
1240	1885, Jan. 12	HANNEN, REGINALD ST. JOHN . .	The Cottage, Fordingbridge, Salisbury.
892	{ A. '83, Feb 12 } { F. '89, Jan. 14 }	*†HANSELL, REGINALD GODDARD	5, Lancaster Place, Strand, W.C.
1245	1885, Jan. 26	HANSON, AMOS	35, Church Street, St. Helen's, Lancashire.
2266	1891, Nov. 4	HANSON, JOHN H., A.M.I.C.E.	20, Ramsden Street, Huddersfield.
642	1881, Dec. 19	HARDCASTLE, FREDERICK HENRY } APPLETON, A.R.I.B.A. . . . }	5, Old Queen Street, S.W.
481	{ A. '77, Mar. 26 } { F. '82, Dec. 18 }	HARDING, EDWARD ERNEST . .	66, Cannon Street, E.C.
648	1881, Dec. 19	HARDING, SIDNEY LONGHURST . .	St. Albans, Herts.
2805	1895, Sept. 2	HARDMAN, EDWARD CHAMBRÉ . .	14, Molesworth Street, Dublin.
1482	1888, Apr. 30	HARDY, RICHARD THOMAS ASH	{ Land Agency and Estate Offices, Carter St. Utttoxeter, Staffordshire.
613	1889, Apr. 1	HARGRAVES, STEPHEN	{ Brabyns Estate Office, Manor House, Ma. Cheshire.
2074	1891, May 23	HARLAND, MARCHANT JAMES . .	Strafford Road, High Barnet.
2007	1891, Mar. 14	HARLE, JOHN JOSEPH	Tortworth Estate Office, Falfield, Gloucester
2267	1891, Nov. 4	HARPUR, WILLIAM, M.I.C.E. . .	Town Hall, Cardiff.
496	{ A. '78, Jan. 28 } { F. '83, Nov. 12 }	HARRINGTON, GEORGE FREDERICK	16, Abchurch Lane, E.C.
990	1883, Dec. 17	HARRIS, JAMES	Winchester, Hants.
1739	1890, Feb. 24	HARRISON, JAMES THOMAS . .	Town Hall Offices, Buckingham.
2075	1891, May 28	HARRISON, RICH'D. C., F.R.I.B.A.	103, Cannon Street, E.C.
1812	1890, May 29	HARSTON, ARTHUR	15, Leadenhall Street, E.C.
263	1871, Feb. 27	HART, WILLIAM FREDERICK . .	Lambeth Waterworks, Brixton Hill, S.W.
2780	1895, Mar. 18	HARTLEY, HENRY	{ Bristowe Chambers, 8, Harrington Street, L. pool
1512	1888, Dec. 10	HARVEY, FREDERICK HENRY . .	Clapham Junction House, S.W.
2806	1895, Sept. 2	HARVEY, JAMES GEO. MOREWOOD	Northern Bank Buildings, Londonderry.
523	{ A. '78, Dec. 9 } { F. '93, Jan. 6 }	HARVEY, JOHN JAMES SAYER . .	80, Castle Street, Canterbury, Kent.
1551	{ A. '89, Jan. 14 } { F. '91, Oct. 15 }	HASKINS, WILLIAM ALBION . .	7A, Whitehall Yard, S.W.
312	1873, May 19	HASLAM, DRYLAND	Friar Street Chambers, Reading, Berks.
1672	{ A. '89, Dec. 9 } { F. '93, Aug. 9 }	*HASLAM, DRYLAND, JUN. . . .	Friar Street Chambers, Reading, Berks.
962	{ A. '83, May 25 } { F. '89, Apr. 1 }	*HASLUCK, LANCELOT GERALD . .	Green Hill Park, New Barnet, Herts.
2268	1891, Nov. 4	HAWKER, HARRY EDWIN	St. Peter's Chambers, Bournemouth.
1472	1838, Mar. 19	HAWKINS, CHARLES	Downham Market, Norfolk.
1608	1889, Mar. 18	HAWLEY, HENRY MICHAEL . . .	Tumby Lawn, Boston.
2269	1891, Nov. 4	HAYNES, HENRY	Estate Office, Clifton, Nottingham.

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1513	1888, Dec. 10	HAYTON, JOSEPH WILLIAM	9, Bank Street, Carlisle.
2076	1891, May 23	HAYTON, PATTINSON	9, Bank Street, Carlisle.
1968	{ A. '91, Jan. 17 } { F. '94, Apr. 2 }	*HAYWARD, FREDERICK GEORGE	Market Square, Dover, Kent.
644	1881, Dec. 19	HAYWARD, HENRY	Dover, Kent.
1253	1885, Feb. 23	HAYWOOD, HENRY	9, West Street, Hereford.
1254	1885, Feb. 23	HAYWOOD, WILLIAM MATTHEWS	9, West Street, Hereford.
1673	{ A. '89, Dec. 9 } { F. '91, May 25 }	*HEAD, JOHN GEORGE	7, Upper Baker Street, N.W.
893	1882, Dec. 1	HEARD, HERBERT	Shepton Mallet, Somerset.
2807	1895, Sept. 2	HEARN, CHARLES RICHARD	Armaghroe House, Caledon, Co. Tyrone.
2270	1891, Nov. 4	HEATH, HENRY	34, Finsbury Pavement, E.C.
692	1882, Jan. 16	HEATON, GEORGE HERBERT	Endon, near Stoke-upon-Trent, Staffordshire.
617	1881, Apr. 4	HEBBLETHWAITE, LOUIS	Conservancy Buildings and Anlaby Road, Hull.
1848	1890, Nov. 22	HEBDITCH, WILLIAM BENJAMIN	Stratton, South Petherton, Ilminster, Somerset.
1327	1886, Dec. 6	HEDLEY, JOHN HUNT	55, John Street, Sunderland.
1088	1884, Feb. 11	HEDLEY, ROBERT WILKIN	31A, Colmore Row, Birmingham.
1740	1890, Feb. 24	HEELIS, WILLIAM	26, Budge Row, E.C.
821	{ A. '82, Nov. 13 } { F. '90, Jan. 6 }	HENDERSON, HENRY ARTHUR	70, Finsbury Pavement, E.C.
1328	1886, Dec. 6	HENDRIKS, HENRY	{ 43, Waterloo Street, Birmingham, and 9, Craig's Court, Charing Cross, S.W.
378	1887, Mar. 7	HEPPER, JOHN	East Parade, Leeds.
1219	1884, Dec. 8	HERBERT, ALLAN	The Market Place, Andover, Hants.
3069	1896, June 2	*HEFN, SAMUEL	94, St. Mary Street, Cardiff.
991	1883, Dec. 17	HERON, WILLIAM CHARLES	Uxbridge, Middlesex.
1575	1889, Feb. 11	HERRING, WILLIAM ARTHUR WARWICK	{ 28, Upper Berkeley Street, Portman Square, W. 24, King Street, Penrith, and Viaduct Chambers, Carlisle, Cumberland.
1435	1888, Jan. 9	HESKETT, WILLIAM JAMES	{ 24, King Street, Penrith, and Viaduct Chambers, Carlisle, Cumberland.
2679	{ A. '94, Oct. 30 } { F. '95, Dec. 9 }	*HEWARD, ERNEST JAMES	52, Wickham Road, Brockley, S.E.
2808	1895, Sept. 2	HEWSON, GEORGE RAWDON MAURICE	{ Dromahair, Co. Leitrim.
1715	1890, Feb. 10	HICKMAN, THOMAS	Leaton, near Shrewsbury.
2077	1891, May 23	HICKSON, STEPHEN WESTBY	{ Telephone Buildings, 31, Queen Victoria Street, E.C.
1065	1884, Jan. 23	HIGGINS, FREDERIC	Alford, Lincolnshire.
1674	{ A. '89, Dec. 9 } { F. '91, May 25 }	*HIGGINS, GEORGE	12, Finchley Road, St. John's Wood, N.W.
2078	1891, May 23	HILL, THOMAS NELSON	180, Hope Street, Glasgow.
1311	1886, Mar. 22	HILL, WILLIAM BURROUGH	62, Above Bar, Southampton, Hants.
1303	{ A. '86, Jan. 25 } { F. '90, Mar. 24 }	HILLIARD, GEORGE EDWARD	Chelmsford, Essex.
1388	1887 Apr. 18	HILTON, JOHN	{ 30, Budge Row, E.C., and 17, Montpelier Row, Blackheath.
2079	1891, May 23	HINCKS, HENRY THORP	Glen Parva Manor, Blaby, Leicester.
2272	1891, Nov. 4	HINDLE, JOHN	24, Bank Street, Bradford.

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2278	1891, Nov. 4	HINDS, HENRY . . .	57, Queen Street, Ramsgate.
671	{ A. '81, Dec. 19 } { F. '83, Nov. 12 }	HINE, GEORGE ERNEST . . .	5, Waterloo Place, S.W.
900	1888, Feb. 26	HINE, GEORGE THOMAS . . .	{ 35, Parliament Street, S.W., and Victoria Street Nottingham.
1782	1890, Apr. 14	HIPPISLEY, EDWIN MAGGS . . .	12, Chamberlain Street, Wells, Somerset.
1783	1890, Apr. 14	HIPPISLEY, WILLIAM JOHN . . .	12, Chamberlain Street, Wells, Somerset.
815	1882, May 22	HITCHCOX, WILLIAM . . .	Victoria Chambers, Newport, Monmouthshire.
1769	1890, Mar. 24	HOBBS, JOHN	Guinea Hall, Sellinge, near Hythe, Kent.
518	1878, Dec. 9	HOBGEN, FRANCIS NEALE . . .	East Street, Chichester.
2080	1891, May 23	HOBGEN, THOMAS CECIL . . .	East Street, Chichester.
888	1883, Feb. 12	HOBSON, FREDERICK WILLIAM . . .	79, Coleman Street, E.C.
2008	1891, Mar. 14	HOBSON, HARRY	Swinefleet, near Goole, Yorkshire.
1552	{ A. '89, Jan. 14 } { F. '89, Nov. 25 }	*HODGE, LEONARD PERCIVAL, A.M.I.C.E.	{ Craig's Court, Charing Cross, S.W.
2274	1891, Nov. 4	HODGSON, ARTHUR MARRIOTT . . .	4, Albion Place, Southampton.
519	1878, Dec. 9	HODSON, GEORGE, M.I.C.E. . . .	{ Loughborough, and Abbey Buildings, Prince Street, Westminster, S.W.
2810	1895, Sept. 3	HODSON, GILBERT NEVILLE . . .	Hollybrooke, Bray, Co. Wicklow.
2809	1895, Sept. 2	HODSON, RICHARD EDMOND . . .	Coofadda House, Bandon, Co. Cork.
2275	1891, Nov. 4	HODSON, WILLIAM	7, Finsbury Square, E.C.
2081	1891, May 28	HOGGARTH, ARTHUR	Kendal, Westmoreland.
2082	1891, May 28	HOGGARTH, EDWIN	69, Highgate, Kendal, Westmoreland.
793	1882, Apr. 24	HOLBECH, ROBERT NEVILLE . . .	21, Bennett's Hill, Birmingham.
357	1874, Nov. 16	HOLDEN, JOHN, F.R.I.B.A. . . .	64, Cross Street, Manchester.
1155	1884, May 5	HOLIDAY, FREDERICK DEAN . . .	Bicester, Oxfordshire.
2587	{ A. '98, Oct. 4 } { F. '97, Feb. 8 }	*HOLIDAY, PERCY CAVE	Bicester, Oxfordshire.
893	{ A. '83, Feb. 12 } { F. '89, Nov. 11 }	HOLLAND, THOMAS JAMES, JUN. . .	{ 1, Pembroke Cottages, Edwardes Square, Ken sington, W.
2277	1891, Nov. 4	HOLLINGSWORTH, ARTHUR AUGUSTUS	{ Bishop's House, 1, Bishopsgate Street With E.C.
2278	1891, Nov. 4	HOLLOWAY, HARRY HOWNAM . . .	Market Harborough.
2279	1891, Nov. 4	HOLMAN, GEORGE EDWARD . . .	109, Bow Road, E.
1272	1885, Nov. 9	HOLME, JOHN	Owlet Ash, Milnthorpe, Westmoreland.
2009	1891, Mar. 14	HOLMES, MONTAGU	33, Paternoster Row, E.C.
2811	1895, Sept. 2	HOLMES, WILLIAM EDEN	69, Dann Street, Dublin.
2280	1891, Nov. 4	HOLT, GEORGE HY., A.M.I.C.E. . .	10, Richmond Terrace, Blackburn,
2281	1891, Nov. 4	HOMAN, FRANKLIN GEORGE . . .	147, Eastgate, Rochester, Kent.
1595	{ A. '80, Feb. 25 } { F. '97, May 31 }	*HOMAN, HUBERT FRANKLIN . . .	147, Eastgate, Rochester, Kent.
1741	1890, Feb. 24	HONEYBALL, FRED THOMAS . . .	Deal, Kent.
2084	1891, May 23	HOOD, HON. VICTOR ALBERT NELSON	{ 12, Wimpole Street, W.
3040	1896, June 2	*HOOD, WALTER RICHARD	37, Walbrook, E.C.

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FELLOWS.

446	{ A. '88, Jan. 23 } F. '96, Jan. 6 }	*HOOPER, CECIL HENRY . . .	Highlands, Swanley, Kent.
997	{ A. '84, Feb. 11 } F. '89, Jan. 28 }	HOPE, WILLIAM ELLIOTT . . .	7, East India Avenue, Leadenhall Street, E.C.
944	1889, Dec. 9	HOPKINS, ALFRED JAMES . . .	37, Mortimer Street, Cavendish Square, W.
282	1891, Nov. 4	HOPKINSON, ALFRED, A.M.I.C.E.	15, Agar Street, Bury, Lancashire.
010	1891, Mar. 14	HORNE, EDMUND	High Street, Hounslow, Middlesex.
794	1882, Apr. 24	*HORNE, WILLIAM EDGAR . . .	{ 85, Gresham Street, E.C., and 17, Great George Street, S.W.
390	1887, May 9	HORNOR, CHARLES JARED . . .	32, Prince of Wales' Road, Norwich.
891	1887, May 9	HORNOR, FRANCIS	Queen Street, Norwich.
826	1890, May 29	HORSEY, FREDERICK JOHN TERRY	11, Billiter Square, E.C.
174	1869, Feb. 22	HORSFALL, RICHARD (Member of Council)	{ Post Office Buildings, George Street, Halifax, Yorkshire.
761	1891, Mar. 10	HORSFALL, RICHARD EDGAR . .	Post Office Buildings, George Street, Halifax.
283	1891, Nov. 4	HORSFIELD, J. NIXON	2, Penrhyn Road, Kingston-on-Thames.
812	1885, Sept. 2	HOSFORD, EDWARD HENRY POE .	76, George Street, Limerick.
284	1891, Nov. 4	HOUGHTON, FREDERICK	1, Circus Place, Finsbury Circus, E.C.
285	1891, Nov. 4	HOUGHTON, JOHN POUNDS . . .	26, The Avenue, Kew, and Richmond.
940	1891, Jan. 17	HOUGHTON, WILLIAM	58, Old Broad Street, E.C.
587	1889, Feb. 25	HOVENDEN, HENRY EDWARD . .	30, Bishopsgate Street Without, E.C.
085	1891, May 23	HOWARD, HARRY	17, Clifton Road, Littlehampton.
171	{ A. '69, Feb. 8 } F. '88, Mar. 12 }	HUBBERSTY, HENRY ALFRED . .	Buxton, Derbyshire.
936	1883, Apr. 30	HUDSON, ARTHUR BYRNE . . .	17, Godliman Street, E.C.
086	1891, May 23	HUDSON, EDW. WM., A.R.I.B.A.	76, Fellows Road, N.W., and Hove, Sussex.
118	1884, Mar. 10	HUDSON, JAMES	Penrith, Cumberland.
609	1889, Mar. 18	HUGMAN, CHARLES EADY . . .	9, Craig's Court, Charing Cross, S.W.
776	1882, Mar. 13	HULL, CHARLES	Euston Station, London, N.W.
175	1869, Feb. 22	HUMPHREYS, CHARLES	56, Leadenhall Street, E.C.
816	1895, Sept. 2	HUMPHREYS, DANIEL PEARD . .	80, South Mall, Cork.
627	1881, Dec. 5	HUMPHREYS, HENRY	Woodhouse, Loughborough, Leicestershire.
087	1891, May 23	HUMPHREYS, JOHN HENRY . . .	Woodhouse, Loughborough, Leicestershire.
088	1891, May 23	HUNT, FREDERICK COPE	13, Victoria Street, Westminster, S.W.
287	1891, Nov. 4	HUNT, FRED WM. H., F.R.I.B.A.	30, York Place, Portman Square, W.
853	1874, May 11	HUNT, HENRY ARTHUR	45, Parliament Street, S.W.
181	1869, Mar. 8	HUNT, JOSIAH	6, Queen Anne's Gate, S.W.
089	1891, May 23	HUNT, THOMAS	Baldock Street, Ware, Herts.
813	1895, Sept. 2	HUNT, WILLIAM LEWIS	83, George Street, Limerick.
817	1895, Sept. 2	HUNT, WILLIAM POWER	64, George Street, Limerick.
941	1891, Jan. 17	HUNTER, CECIL	Cricklewood, Middlesex.

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2288	1891, Nov. 4	HURRELL, JOHN WEYMOUTH	25, Brazennose Street, Manchester.
1016	{ A. '83, Dec. 19 } { F. '91, Jan. 5 }	HUSKINSON, THOMAS WILLIAM	Epperstone Manor, Nottingham.
826	1874, Jan. 19	HUSKINSON, WILLIAM LAMBE	The Manor House, Epperstone, Nottingham.
2815	1895, Sept. 2	HUSSEY, MAURICE T. G.	Loughglynn House, Castlereagh.
2814	1895, Sept. 2	HUSSEY, SAMUEL MURRAY	Edenburn, Gortalea, Co. Kerry.
1220	1884, Dec. 8	HUSSEY, FRANK TOOZE	{ The Grove, Cheddington Fitzjaine, Taunton } Somerset.
1182	{ A. '84, May 19 } { F. '89, Dec. 9 }	HUSSEY, ROBERT	Eastfields, near Lichfield.
2818	1895, Sept. 2	HUTCHINS, SAMUEL NEWBURGH	Ardnagashel, Bantry, Co. Cork.
563	1880, Jan. 19	I'ANSON, EDWARD BLAKEWAY, F.R.I.B.A.	} 7A, Laurence Pountney Hill, E.C.
1137	1884, Apr. 21	INGE, CHARLES HENRY	Broom Leasoe, Whittington, Lichfield.
851	{ A. '82, Dec. 18 } { F. '91, Aug. 4 }	INGRAM, HENRY LAW	16, Whitehall Place, S.W.
905	{ A. '73, Feb. 10 } { F. '82, Jan. 16 }	INGRAM, WALTER FIELDE	{ 2, St. Andrew's Place, Lewes, and 17, Preston } Street, Brighton, Sussex.
834	1882, Dec. 18	INMAN, MARSHALL NISBET	7, Bedford Row, W.C.
2290	1891, Nov. 4	INMAN, WILLIAM NUTTER	126, Maida Vale, W.
835	1882, Dec. 18	INNOCENT, CHAS. J., F.R.I.B.A.	Sheffield.
2291	1891, Nov. 4	IRELAND, EDWIN BENJAMIN	Guestwick, East Dereham, Norfolk
2819	1895, Sept. 2	IRVINE, HY., LIEUT.-COL.	Omagh.
1942	1891, Jan. 17	JACKSON, BENJAMIN WHITEHEAD	George Street, Halifax.
570	1880, Feb. 16	JACKSON, CHARLES	23, Brazennose Street, Manchester.
2292	1891, Nov. 4	JACKSON, FREDERICK WILLIAM	55, Bulwer Road, Leytonstone.
1943	1891, Jan. 17	JACKSON, SAMUEL	Tanfield Chambers, Bradford.
1404	1887, Dec. 19	JACKSON, WILLIAM TRESS	117, High Street, Sittingbourne.
2293	1891, Nov. 4	JAMES, CHRISTIAN HUGH	Rudchester, Wylam-on-Tyne.
2820	1895, Sept. 2	JAMESON, ROBT. WILLIAM	Estates Office, Foynes, Co. Limerick.
1802	1886, Jan. 25	JEANS, MARK	Marlborough, Wilts.
2588	{ A. '93, Oct. 4 } { F. '95, Nov. 25 }	*JEFFREE, SYDNEY	Howard Lodge, Atkins Road, Clapham Park,
2967	{ A. '95, Oct. 24 } { F. '97, May 31 }	*JENKIN, ARTHUR PEARSE	Trewirgie, Redruth, Cornwall.
2294	1891, Nov. 4	JENKINS, OSWALD	57, Colmore Row, Birmingham.
2589	{ A. '93, Oct. 4 } { F. '95, Nov. 25 }	*JENKINSON, JOHN	13, Downe Terrace, Richmond, Surrey.
736	1882, Feb. 13	JENKINSON, WILLIAM WILBER- FORCE	} 6, Moorgate Street, E.C.
2012	1891, Mar. 14	JENNINGS, WILLIAM JOSEPH	4 $\frac{1}{2}$ St. Margaret's Street, Canterbury, Kent.

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3062	1896, Oct. 28	JEROME, THOMAS STROUD . .	Royal Engineer Office, South Aldershot, Hants.
992	1883, Dec. 17	JEUDWINE, WILLIAM WYNNE . .	Chesterfield.
2529	{ A. '92, Nov. 28 } { F. '96, Nov. 23 }	*JOHNSON, BERNARD MARR . .	9, Whitehall Place, S.W.
963	{ A. '83, May 25 } { F. '85, Jan. 26 }	*JOHNSON, HENRY	35, Coleman Street, E.C.
2821	1895, Sept. 2	JOHNSON, JOCELYN OTWAY . .	Kilganon, Enniskerry.
1420	{ A. '87, Dec. 19 } { F. '94, May 28 }	*JOHNSTON, WALTER HENRY. .	{ County Offices, Auditors' Department, Preston, Lanc.
2822	1895, Sept. 2	JOHNSTONE, JOHN BRETT . .	Ballycastle, Co. Antrim.
2296	1891, Nov. 4	JOLLY, JOHN HAWKINS . . .	27, East Mount Road, York.
1463	{ A. '88, Feb. 20 } { F. '91, May 25 }	*JONAS, HARRY MARSHALL . .	27, Market Place, Cambridge.
195	{ A. '69, Apr. 5 } { F. '78, Feb. 25 }	JONAS, HENRY	4, Whitehall, S.W.
95	1868, Jul. 27	JONAS, JOHN CARTER	27, Market Place, Cambridge.
1265	1885, Apr. 20	JONES, CHARLES, M.I.C.E. . .	The Lodge, Culmington Road, Ealing.
777	1882, Mar. 13	JONES, CHARLES FREDERICK . .	Eldon Chambers, 30, Fleet Street, E.C.
1703	1890, Jan. 27	JONES, FRANCIS WILLIAM . .	Ascott, near Wallingford, Berks.
1619	{ A. '89, Apr. 1 } { F. '91, Dec. 7 }	*JONES, FREDERICK HERBERT .	{ 25, Parliament Street, S.W., and 35, The Broad- way, Ealing, W.
1849	1890, Nov. 22	JONES, ISAAC M., A.M.I.C.E. .	The Town Hall, Chester.
646	1881, Dec. 19	JONES, JAMES WILLIAM	54, Caledonian Road, Leeds.
673	{ A. '81, Dec. 19 } { F. '91, May 25 }	JONES, THOMAS	1, Prince's Street, Westminster, S.W.
1849	1887, Jan. 10	JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Criccieth, North Wales.
2013	1891, Mar. 14	JONES, WILLIAM EDWARD . . .	{ Anglesey Estate Office, Graig, Llanfair, P.G., Anglesey.
2297	1891, Nov. 4	JOPLING, JOSEPH	Groombridge, Kent.
2298	1891, Nov. 4	JOSELAND, CHARLES	Bank Buildings, Kidderminster.
1467	1888, Mar. 5	JOSEPH, DELISSA, F.R.I.B.A. .	17 and 18, Basinghall Street, E.C.
1106	1884, Feb. 25	JOYCE, JOHN HALL	Blackfordby, near Burton-on-Trent.
993	1883, Dec. 17	JURD, WILLIAM	5, Cranbury Place, Southampton.
412	{ A. '75, Dec. 11 } { F. '87, Mar. 23 }	KAYE, JOHN EDWARD	Bretton Lodge, Wakefield, Yorkshire.
3010	1896, Jan. 21	KEANE, MARCUS	Beech Park, Ennis, Co. Clare.
1190	1884, May 26	KEDGLEY, CHARLES	Hibernia Chambers, London Bridge, S.E.
530	1880, Nov. 8	KEIRLE, ROBERT, F.R.I.B.A. .	Suffolk House, Laurence Pountney Hill, E.C.
2823	1895, Sept. 2	KELLY, RICHARD HENRY . . .	21, The Mall, Waterford.
1904	{ A. '90, Nov. 22 } { F. '92, July 4 }	*KEMP-SMITH, JAMES FRED. .	Orsett, Essex.
975	1883, Nov. 12	KEMSLEY, JOSEPH WILLIAM . .	{ Woodford Green, and Corn Exchange, Romford, Essex.
1716	1890, Feb. 10	KENNEDY, JAMES.	31, Great James Street, Bedford Row, W.C.
1191	1884, May 26	KENT, GEORGE EDWARD	"Normanhurst," Cavendish Road, Southsea, Hants.
2299	1891, Nov. 4	KENWRICK, GEORGE	83, Colmore Row, Birmingham.

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2300	1891, Nov. 4	KERL, WILLIAM JAMES . . .	4, Old Jewry, E.C.
1614	1889, Apr. 1	KERSEY, ALEX. H., F.R.I.B.A. .	21, Finsbury Pavement, E.C.
1850	1890, Nov. 22	KIDWELL, JOHN . . .	St. Margaret's Bank, Rochester, Kent.
2824	1895, Sept. 2	KINCAID, JAMES STEWART . . . (Member of Council)	7, Leinster Street, Dublin.
2825	1895, Sept. 2	KINCAID, JOSEPH WESTBY . . .	7, Leinster Street, Dublin.
1125	{ A. '84, Mar. 10 F. '88, Dec. 10 }	*KING, ALFRED . . .	7, St. James's Street, S.W.
878	1888, Jan. 29	KING, FRANK HULME . . .	Horsham, Sussex.
1192	1884, May 26	KING, HENRY . . .	Stourbridge, Worcestershire.
2301	1891, Nov. 4	KING, JOHN BUSBY . . .	Albert Park, Abingdon, Berks.
1198	1884, May 26	KING, THOMAS . . .	Pembroke House, Portsmouth, Hants.
191	1869, Mar. 22	KING, SIR WILLIAM DAVID, D.L.	Stratford Lodge, Southsea, Hants.
808	1882, May 8	KINGSTON, SAMUEL . . .	Spalding, Lincoln.
1502	1888, Nov. 26	KIRBY, EDMUND, F.R.I.B.A. . .	5, Cook Street, Liverpool.
2308	1891, Nov. 4	KITTOW, JOHN . . .	West Holm, Launceston.
2487	1892, Feb. 26	KNIGHT, EDGAR WALSH. . .	Imperial Chambers, 47, Chancery Lane, W.C.
3063	1896, Oct. 28	KNIGHT, HENRY ST. JOHN . .	Royal Engineer Office, Shorncliffe Camp, Kent.
2826	1895, Sept. 2	KNIGHT, MAURICE CHARLES . .	Lansdowne, Bray.
853	{ A. '82, Dec. 18 F. '89, Dec. 9 }	KNOWLES, HENRY . . .	Linden Grove, The Spa, Gloucester.
2827	1895, Sept. 2	KNOX, ALBERT FREDERIC . . .	Estate Office, Ballina.
2830	1895, Sept. 2	KNOX, ALBERT HENRY . . .	Estate Office, Ballina.
2828	1895, Sept. 2	KNOX, EDWARD ERNEST . . .	8, Milward Terrace, Bray.
2829	1895, Sept. 2	KNOX, ERNEST HENRY . . .	Rahins, Ballina.
2831	1895, Sept. 2	KOUGH, THOMAS . . .	Estate Office, Kilkenny.
2805	1891, Nov. 4	LACEY, JOHN TURK . . .	10, Buckingham Street, Strand, W.C.
2306	1891, Nov. 4	LAING, JOHN . . .	20, Bridge Street, Glasgow.
2972	{ A. '95, Oct. 24 F. '96, Oct. 1 }	*LAKIN-SMITH, ERNEST . . .	184, Hagley Road, Edgbaston, Birmingham.
1553	{ A. '89, Jan. 14 F. '91, Dec. 7 }	*LAMBERT, GODFREY CHARLES . .	27, Chancery Lane, W.C.
2807	1891, Nov. 4	LAMMIE, GEORGE . . .	138, Hope Street, Glasgow.
1898	1887, Dec. 5	LANCASTER, CHARLES HOLLAND	{ Union Offices, Brougham Terrace, West D. Road, Liverpool.
2090	1891, May 23	LANE, ERNEST LACAN . . .	92, Old Christchurch Road, Bournemouth.
1688	1890, Jan. 6	LANG, CHARLES AUGUSTUS . . .	3, King Street, Cheapside, E.C.
762	1882, Feb. 27	LANGRIDGE, GEORGE. . . . (Member of Council)	The Broadway, Tunbridge Wells, Kent.
1645	1889, Dec. 9	LARMUTH, GEORGE HORATIO . .	{ Wilton Chambers, 10, St. Ann's Square, M. chester.
2015	1891, Mar. 14	LATTER, HUGH ROBINSON . . .	The Town Hall, Bromley, Kent.

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145	1868, Nov. 9	LAURANCE, JOHN	Sexton Barns, Peterboro'.
1089	1884, Feb. 11	LAW, EDMUND, F.R.I.B.A. . .	St. Giles' Square, Northampton.
1717	1890, Feb. 10	LAWFORD, WILLIAM ROBINSON .	Underhill, Oswestry.
2091	1891, May 28	LAWRANCE, WALTER	8, Delahay Street, S.W.
1944	1891, Jan. 17	LAWRENCE, ARTHUR	Great Marlow, Bucks.
2308	1891, Nov. 4	LAWRENCE, PETER	50, Frederick Street, Edinburgh.
1019 {	{ A. '83, Dec. 17 } { F. '89, Nov. 11 }	LAWRENCE, WILLIAM ROBERT .	57 & 58, Chancery Lane, W.C.
513	1878, Nov. 11	LEANE, GEORGE HENRY . . .	21, Queen Anne's Gate, S.W.
1970 {	{ A. '91, Jan. 17 } { F. '95, Mar. 4 }	*LEANING, HENRY JOHN . . .	28, John Street, Bedford Row, W.C.
1461	1888, Feb. 20	LEANING, JOHN	28, John Street, Bedford Row, W.C.
2690 {	{ A. '94, Oct. 30 } { F. '95, Nov. 25 }	*LEANING, WILLIAM ARTHUR .	90, Grove Lane, Denmark Hill, S.E.
2645	1894, Oct. 30	*LEATHER, GEORGE HERBERT .	Central Bank Chambers, Leeds.
60 {	{ A. '68, July 6 } { F. '82, May 8 }	LEE, CHARLES WILLIAMS . . .	63, Lincoln's Inn Fields, W.C.
832	1874, Feb. 2	LEE, FREDERICK	6, Great College Street, S.W.
1354 {	{ A. '87, Jan. 10 } { F. '93, Nov. 13 }	*LEE, JOHN WILFRID	Vestry Hall, Hampstead, N.W.
1610	1889, Mar. 18	LEE, PHILIP SHIRLING . . .	{ 35, Craven Street, W.C., and Oaklands, Wood- ford, Essex.
2092	1891, May 23	LEE, SYDNEY W., F.R.I.B.A. .	63, Lincoln's Inn Fields, W.C.
1090	1884, Feb. 11	LEE, WILLIAM	143½, High Street, Guildford, Surrey.
2927	1895, Oct. 24	*LEEDER, ERNEST HOLTHAM .	Craneleigh, Uplands, Swansea.
229	1870, Feb. 7	LEES, JOHN	Reigate, Surrey.
2016	1891, Mar. 14	LEGARD, DIGBY CHARLES . .	Highbington Hall, Lincoln.
836	1882, Dec. 18	LEMON, J., M.I.C.E., F.R.I.B.A.	Southampton.
717	1882, Jan. 30	LEPPER, JOHN HARRAGE . . .	10, Market Square, Bromley, Kent.
1156	1884, May 5	LE ROSSIGNOL, FRANCIS . . .	1, Gresham Buildings, Basinghall Street, E.C.
2832	1895, Sept. 2	L'ESTRANGE, CHRISTOPHER AR- THUR	{ Estates Office, Sligo.
1176	1884, May 19	LETHBRIDGE, WALTER	1, Leigham Villas, Plymouth.
1945	1891, Jan. 17	LETTS, THOMAS HOLLINS . . .	185, Earl's Court Road, S.W.
2838	1895, Sept. 2	LEVINGE, GODFREY	Estate Office, Doneraile, Co. Cork.
647	1881, Dec. 19	LIGHTFOOT, FRANCIS LOWRY .	53, Parliament Street, S.W.
901	1883, Feb. 26	LIGHTFOOT, HENRY LE BLANC	Corpus Christi College, Oxford.
1646	1889, Dec. 9	LINAKER, CHARLES EDWARD . .	Frodsham, Cheshire.
1405	1887, Dec. 19	LISTER-KAYE, CHARLES WILKIN- SON	{ Osberton, Worksop, Notts.
2310	1891, Nov. 4	LITTLE, WILLIAM	Hutton Hall, Penrith.
737	1882, Feb. 13	LITTLE, WILLIAM CUTLACK . .	Stag's Holt, March, Cambridgeshire.
949 {	{ A. '83, May 21 } { F. '88, Apr. 16 }	LITTLE, WILLIAM DAVIS . . .	Middleton Stoney, Bicester, Oxon.
2311	1891, Nov. 4	LITTLEWOOD, LIONEL	49, Doughty Street, W.C.
2093	1891, May 23	LLEWELLIN, DAVID MORGAN . .	Glanwern Offices, Pontypool.

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2834	1895, Sept. 2	LLOYD, AVERELL	Tamnamore, Moy, Co. Tyrone.
2488	1892, Feb. 26	LLOYD, G. HAMILTON, A.M.I.C.E.	7, St. Mildred's Court, Poultry, E.C.
648	1881, Dec. 19	LOCK, WILLIAM HENRY	Instow, North Devon.
2313	1891, Nov. 4	LOFTHOUSE, ROGER	62, Albert Road, Middlesbrough-on-Tees.
398	1875, Mar. 15	LOFTS, HENRY	130, Mount Street, Grosvenor Square, W.
1164	{ A. '84, May 5 F. '91, June 29 }	LOFTS, HENRY FAIRLAM	130, Mount Street, Grosvenor Square, W.
2462	{ A. '91, Nov. 1 F. '95, July 8 }	*LONGSDON, ERNEST MOREWOOD	Town Hall, Bakewell.
1138	1884, Apr. 21	LOOKER, JOHN	High Street, Huntingdon.
2314	1891, Nov. 4	LORING, JOHN	The Cottage, Doddington, Nantwich, Chesh.
1896	1887, Nov. 14	LOVEGROVE, HENRY, A.R.I.B.A.	{ Eboracum, Herne Hill, S.E., and 314, Old St E.C.
1814	1890, May 29	LOVEYS, ARTHUR CLAMPITT. . .	Moretonhampstead, Devon.
1126	{ A. '84, Mar. 10 F. '91, Feb. 16 }	LOW, ROBERT JOHN	49, Finsbury Pavement, and St. Alban's, Hec.
798	1882, Feb. 13	LOWE, CHARLES HARLOWE	Hampstead Vestry Hall, Haverstock Hill, N.
2532	{ A. '92, Nov. 28 F. '97, Feb. 28 }	*LUCAS, JOHN ARCHIBALD	Guildhall Chambers, High Street, Exeter, Dec.
1648	1889, Dec. 9	LUCAS, WILLIAM EDWARD	Bexley, Kent.
1742	1890, Feb. 24	LUDLOW, WALTER ROBERT . . .	{ Dorridge, Knowle, Warwick, and 18, New St Birmingham.
2095	1891, May 23	LYNAM, CHARLES, F.R.I.B.A. . .	Stoke-on-Trent.
1743	1890, Feb. 24	LYWOOD, EDWIN	Norman Court, Clatford, Andover, Hants.
2815	1891, Nov. 4	MACCALLUM, ALEXANDER DUNCAN	63 & 64, New Broad Street, E.C.
2693	{ A. '94, Oct. 30 F. '95, Oct. 1 }	*MC CARTHY, HENRY ROBERT . . .	School Board Offices, Victoria Embankment, V.
3032	1896, June 2	MCCLINTOCK, ARTHUR	Downshire Office, Hillsborough, Co. Down.
2836	1895, Sept. 2	MCCLINTOCK, CHARLES EDWARD, LIEUT.-COL.	{ Glendaragh, Crumlin, Co. Antrim.
2322	1891, Nov. 4	MCCRACKEN, WILLIAM	Englesea House, Crewe.
2837	1895, Sept. 2	MCCULLAGH, JAMES W.	Glasslough, Co. Monaghan.
3064	1896, Oct. 28	MCDERMOTT, N. BERNARD, C.E.	{ Chief Surveyor, War Office, Horse Gu Whitehall, S.W.
2838	1895, Sept. 2	MCDONALD, ALLAN	Glenarm, Co. Antrim.
2096	1891, May 23	MACDOUGALL, ROBERT	67, Renfield Street, Glasgow.
2323	1891, Nov. 4	MCINTYRE, PETER	Gwydyr Ucha, Llanrwst, North Wales.
1615	1889, Apr. 1	MACIVER, COLIN	23, Bold Street, Warrington.
2324	1891, Nov. 4	McKIE, HUGH U., M.I.C.E. . . .	11, Victoria Street, S.W.
1622	1889, Apr. 29	MCLEAN, DONALD	Dunrobin Estate Office, Golspie, Sutherlands.
2928	1895, Oct. 24	*MACNICOLL, DOUGLAS HENRY . .	Derwas, Abergale, Denbighshire.

Rank.	Date of Election and of Transfer.	FELLOWS.	
593	{ A. '93, Oct. 4 F. '96, Oct. 1 }	*MADDOX, HARRY EDWARD . . .	9, Warwick Court, Gray's Inn, W.C.
317	1891, Nov. 4 †	MADGE, JOHN	Hope End Estate Office, Ledbury, Herefordshire.
012	1896, Jan. 21	MAHON, GEORGE GILBERT . . .	The Rent Office, Ahascragh, Co. Galway.
818	1891, Nov. 4	MALLETT, WILLIAM ROBERT . .	35, Great St. Helen's, E.C.
161	1869, Jan. 25	MANN, CHARLES JOHN	29, Great George Street, S.W.
819	1891, Nov. 4	MANN, JABEZ, A.M.I.C.E. . . .	Sevenoaks, Kent.
784	1890, Apr. 14	MANN, JAMES BAGSHAW	12, Lower Grosvenor Place, S.W.
551	{ A. '89, Jan. 14 F. '93, Feb. 6 }	*MANN, ROBERT BAGSHAW . . .	29, Great George Street, S.W.
946	1891, Jan. 17	MANNERS, HENRY ALFRED . . .	Buckminster Park, near Grantham.
616	1889, Apr. 1	MARGERESON, CHARLES FREDERIC	New Square, Chesterfield.
862	1887, Jan. 24	MARGETTS, JOHN WILLIAM . . .	12, High Street, Warwick.
947	1891, Jan. 17	MARKS, HYMAN	19, Ludgate Hill, E.C.
2839	1895, Sept. 2	MARMION, THOMAS HENRY . . .	Estates Office, Cappoquin.
192	1869, Mar. 22	MARR, JAMES	8, Adam Street, Adelphi, W.C.
470	{ A. '77, Jan. 15 F. '89, Dec. 9 }	MARRIOTT, GEORGE WHARTON . .	35, Egerton Crescent, S.W.
626	{ A. '81, Nov. 14 F. '84, Nov. 24 }	MARSHALL, LIONEL HASLER . . .	Chippenham, Wilts.
1785	1890, Apr. 14	MARSHALL, PETER	3, Hartshead, Sheffield.
2097	1891, May 23	MARSON, THOMAS	Higham, Hinckley, and Leicester.
976	1883, Nov. 12	MARTIN, GEORGE DENNIS	124-127, Mansion House Chambers, E.C.
434	1876, Mar. 20	MARTIN, GILSON	Chatsworth, Chesterfield.
1555	{ A. '89, Jan. 14 F. '96, Jan. 6 }	*MARTIN, HEBER GAMBLING . . .	Littleport, Isle of Ely.
864	1875, Jan. 4	MARTIN, HOWARD (Member of Council)	{ 27, Chancery Lane, W.C., and Bolney Grange, Havelock Road, Croydon.
649	1889, Dec. 9	MARTIN, ROBERT FREWEN	Mountsorrel, Loughborough.
1533	{ A. '88, Dec. 10 F. '92, July 4 }	*†MARTIN, THOMAS	Hampden House, N.W.
1589	1889, Feb. 25	MARVIN, ALBERT EDWARD	Mare Hill, Carisbrooke, Isle of Wight.
1598	1889, Mar. 4	MASON, CHARLES	Westgate, Louth, Lincolnshire.
1091	1884, Feb. 11	MASON, WILLIAM ARTHUR	31A, Colmore Row, Birmingham.
1288	{ A. '85, Dec. 7 F. '88, Nov. 12 }	*MASSIE, FRANK, A.M.I.C.E. . . .	Tetley House, Kirkgate, Wakefield.
696	1882, Jan. 16	MASTERMAN, GEORGE HUGHES . .	35, Coleman Street, E.C.
994	1883, Dec. 17	MATHEWS, GEORGE SPENCER . . .	15, Waterloo Street, Birmingham.
995	1883, Dec. 17	MATHEWS, JOSEPH D., F.R.I.B.A.	11, Dowgate Hill, E.C.
2596	{ A. '93, Oct. 4 F. '96, Apr. 13 }	*MATHEWS, LEWIS OSLER	15, Waterloo Street, Birmingham.
39	1868, Jun. 15	MATHEWS, WILLIAM	21, Augustus Road, Edgbaston, Birmingham.
1066	1884, Jan. 28	MATTHEWS, WILLIAM	8, Delahay Street, S.W.
2840	1895, Sept. 2	MAUDE, ANTHONY FRITZ	Drumadreary, Irvinestown, Co. Fermanagh.
2842	1895, Sept. 2	MAUDE, CHRISTOPHER HUGH . . .	Lenaghan, Enniskillen, Co. Fermanagh.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2841	1895, Sept. 2	MAUDE, MAURICE CEELEY . .	Lenaghan, Enniskillen, Co. Fermanagh.
2843	1895, Sept. 2	MAUNSELL, RICHARD EDWARD .	9, Ely Place, Dublin.
1856	{ A. '87, Jan. 10 F. '90, Jan. 6 }	*MAXWELL, FRANCIS WILLIAM .	41, Corporation Street, Manchester.
2844	1895, Sept. 2	MAXWELL, HENRY PERCEVAL .	Old Bank House, Cahir, Co. Tipperary.
2820	1891, Nov. 4	MAY, THOMAS HENRY . . .	9, Market Place, Buxton, Derbyshire.
1948	1891, Jan. 17	MEADE, T. DE COURCY, M.I.C.E.	Kenmore, Didsbury, Manchester.
2534	{ A. '92, Nov. 28 F. '93, Aug. 9 }	*MELLENFIELD, JAMES HENRY .	45, Cazenove Road, Stoke Newington, N.
2098	1891, May 28	MELLER, WILLIAM GALLOWAY .	22, Cooper Street, Manchester.
552	1879, Dec. 8	MELLERSH, ALFRED WILLIAM .	Godalming, Surrey.
1949	1891, Jan. 17	MELLOR, THOMAS HENRY . .	1, Laurence Pountney Hill, E.C.
1379	1887, Mar. 7	MENZIES, WILLIAM . . .	Surbiton House, Englefield Green, Surrey.
2696	{ A. '94, Oct. 30 F. '97, June 28 }	*MERCER, CHARLES EDWARD .	Estates Office, S.E. Railway, London Bridge.
1972	{ A. '91, Jan. 17 F. '94, Dec. 10 }	*MERRY, ARTHUR WALKER .	Bridge Street, Leighton Buzzard.
2699	1891, May 28	MERRY, THOMAS . . .	2, Guildhall Road, Northampton.
2646	1894, Oct. 30	*MESSENGER, HENRY . . .	77, Chancery Lane, W.C.
764	1882, Feb. 27	MESSENGER, WILLIAM HARRY .	Town Hall Chambers, Guildford, Surrey.
1223	1884, Dec. 8	*MICHELMORE, ALFRED . .	Berry Pomeroy Estate Office, Totnes, Devon.
1493	1888, Nov. 12	MIDDLETON, REGINALD EMPSON	17, Victoria Street, S.W.
2825	1891, Nov. 4	MIGOTTI, ALPHONZO, A.R.I.B.A. {	4, St. George's Mansions, Red Lion St. W.C.
1568	1889, Jan. 28	MILES, WILLIAM FREDERICK .	Keyham, Leicester.
697	1882, Jan. 16	MILLAR, CHARLES WILLIAM . .	14, Grafton Street, W.
2826	1891, Nov. 4	MILLAR, WILLIAM GALT . . .	10, High Street, Reading.
2827	1891, Nov. 4	MILLARD, EDWARD . . .	47, Finsbury Circus, E.C.
3070	1896, Oct. 28	*MILLER, JOHN EZRA, A.M.I.C.E.	12, Belle Vue Road, Sunderland.
1177	1884, May 19	MILLS, SAMUEL MEALING . .	Orford Hill, Norwich.
1805	1885, Feb. 22	MILLS, WILLIAM EDWARD . .	49, Hamilton Square, Birkenhead.
2828	1891, Nov. 4	MILLYARD, JOHN WILLIAM . .	Estate Office, Saltmarshe Castle, Bromyard.
1950	1891, Jan. 17	MILNES, ELI	99, Swan Arcade, Bradford.
477	1877, Feb. 12	MINTER, WILLIAM	81, Bondgate, Darlington.
2463	{ A. '91, Nov. 4 F. '92, Oct. 12 }	*MITCHELL, GEORGE SHARMAN .	Upper Adhurst, Petersfield, Hants.
1232	{ A. '84, Dec. 8 F. '90, Nov. 10 }	*MIXER, EDWARD	44, Charing Cross, S.W.
1718	1890, Feb. 10	MONCKTON, HRY. P., F.R.I.B.A.	32, Walbrook, E.C.
2830	1891, Nov. 4	MONIER-WILLIAMS, STANLEY FAITHFULL, A.R.I.B.A. . . }	The Outer Temple, 222, Strand, W.C.
1951	1891, Jan. 17	MONTAGU, HENRY HAVELOCK .	36, Coleman Street, E.C.
1771	1890, Mar. 24	MOODY, THOMAS	20, Cockspur Street, S.W.
1576	1889, Feb. 11	MOORE, ALFRED	{ 141, Mile End Road, E., and 7, Lead Street, E.C.
2100	1891, May 28	MOORE, ALGERNON	Bridge Road, East Molesey, Surrey.

‡ Special Forestry Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1165	{ A. '84, May 5 F. '88, May 14 }	*MOORE, HAROLD EDWARD . . .	41, Bedford Row, W.C.
2331	1891, Nov. 4	MORGAN, BENJAMIN BRAUFORD . . .	6, Bank Street, Norwich.
1772	1890, Mar. 24	MORRIS, CHARLES	{ The Lodge, Radcliffe-on-Trent, Notts, and 27, Bridlesmith Gate, Nottingham.
1443	1888, Jan. 23	MORRIS, EDWARD HENRY . . .	Chirbury, Salop.
2101	1891, May 23	MORRIS, GEORGE FIELD . . .	67 and 68, Cheapside, E.C.
2332	1891, Nov. 4	MORRIS, HAROLD GEORGE . . .	67 and 68, Cheapside, E.C.
1119	1884, Mar. 10	MORRIS, HERBERT	Lewes, Sussex.
2538	{ A. '92, Nov. 28 F. '94, Oct. 10 }	*MORRIS, RICHARD PERCIVAL . . .	41, Ridge Road, Stroud Green, N.
1127	{ A. '84, Mar. 10 F. '91, Jan. 5 }	MOSS, THOMAS WALTER	7, Gray's Inn Place, Gray's Inn, W.C.
1895	{ A. '90, Nov. 22 F. '93, Apr. 10 }	*MOULD, GRAHAM HARLEY . . .	25, Great James Street, Bedford Row, W.C.
3065	1896, Oct. 28	MOXON, HERBERT WILLIAM . . .	Horse Guards, Whitehall, S.W.
965	{ A. '83, May 25 F. '91, Oct. 15 }	MOYES, JOHN HELENUS	26, Trinity Street, Cambridge.
2145	{ A. '91, May 23 F. '92, May 30 }	*MÜLLER, JOHN J., A.R.I.B.A. . .	144, Iffley Road, Hammersmith, W.
2017	1891, Mar. 14	MUNDY, HERBERT	Manvers Street, Trowbridge, Wilts.
2334	1891, Nov. 4	MUNDY, THOMAS E., A.R.I.B.A. .	12, Buckingham Street, Adelphi, W.C.
2335	1891, Nov. 4	MUNRO, DANIEL	39, Hope Street, Glasgow.
765	1882, Feb. 27	MUNRO, PHILIP	{ 2, St. Stephen's Chambers, New Baldwin Street, Bristol.
2345	1895, Sept. 2	MURPHY, JAMES FRASER, MAJOR	Estate Office, Boyle, Co. Roscommon.
1406	1887, Dec. 19	MURRAY, GILBERT	Elvaston Estate Office, Derby.
1952	1891, Jan. 17	MURRAY, WILLIAM	School Board Offices, Victoria Embankment, W.C.
809	1882, May 8	MYNORS, WALTER CHARLES } TOWERS }	Little Ingestre, Stafford.
2336	1891, Nov. 4	MYRES, JOHN JAMES, A.M.I.C.E.	15, Chapel Street, Preston.
1591	1889, Feb. 25	NAPIER, HENRY BURROUGHES . .	Chippenham, Wilts.
164	{ A. '69, Jan. 25 F. '82, Mar. 13 }	NASH, ALFRED JAMES	Farnham, Surrey.
2018	1891, Mar. 14	NEALE, GEORGE JAMES	25, Motcomb Street, Belgrave Square, S.W.
531	1879, Feb. 3	NEAME, FREDERICK	Macknade, Faversham, Kent.
795	1892, Apr. 24	NEATE, ARTHUR WEBB	Albion House, Newbury, Berks, and Hungerford
1314	1886, May 3	NEVE, HERBERT	Hole Park, Rolvenden, Kent.
2337	1891, Nov. 4	NEVETT, FRANCIS WALTER . . .	54, Claremont Terrace, Fulwood, Preston.
1650	1889, Dec. 9	NEVETT, THOMAS	41, Fishergate, Preston, Lancashire,
2489	1892, Feb. 26	NEVITT, GEORGE	Church Street, Rugeley.
2102	1891, May 23	NEW, EDW. VORLEY, A.R.I.B.A. .	62, George Street, Portman Square, W.
1719	1890, Feb. 10	NEWILL, ROBERT HENRY . . .	Lydbury North, Shropshire.
1276	1885, Dec. 7	NEWMAN, ARTHUR H., F.R.I.B.A.	19A, Tooley Street, London Bridge, S.E.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
856	{ A. '82, Dec. 18 } { F. '89, Nov. 11 }	NEWMAN, CHARLES HENRY . . .	34, Savile Row, W.
289	1872, Dec. 9	NEWMAN, FRANCIS . . .	Ryde, Isle of Wight.
2540	{ A. '92, Nov. 28 } { F. '94, Oct. 10 }	*NEWMAN, SAMUEL FRANK . . .	33 and 34, Savile Row, W.
2338	1891, Nov. 4	NEWMAN, THOMAS HARRY . . .	Rayne, Essex.
566	{ A. '80, Jan. 19 } { F. '86, Apl. 12 }	NEWMARCH, HENRY CHARLES . . .	61, Lincoln's Inn Fields, W.C.
2346	1895, Sept. 2	NEWPORT, GEORGE BELLINGHAM	Rockview, Inistioge, Co. Kilkenny.
739	1882, Feb. 13	NEWSON, HARRY CARSS . . .	57, Lincoln's Inn Fields, W.C.
1020	{ A. '83, Dec. 17 } { F. '89, Nov. 11 }	NEWTON, THOMAS EDWIN . . .	45, Jewry Street, Winchester.
2339	1891, Nov. 4	NICHOLSON, THOS. C., F.R.I.B.A. {	Blaydon-on-Tyne, and 24, Grainger Street Newcastle-on-Tyne.
2340	1891, Nov. 4	NICHOLSON, WILLIAM ABERNETHY	29, Queen Street, E.C.
2490	1892, Feb. 26	NOCK, BENJAMIN BOWEN . . .	48, Queen Street, Wolverhampton.
401	1875, Apr. 26	NOCKOLDS, MARTIN . . .	Saffron Walden, Essex.
1264	1885, Mar. 23	NOEL, BYRON BRUCE . . .	Ockham, Ripley, Surrey.
435	1876, Mar. 20	NORMAN, JAMES MAURICE . . .	Uxbridge, Middlesex.
1720	1890, Feb. 10	NORMAN, WILLIAM HORACE . . .	34, Great George Street, S.W.
502	{ A. '78, Feb. 11 } { F. '90, Mar. 10 }	NORRIS, WALTER HENRY . . .	60, Fore Street, Hertford.
85	1868, Jul. 20	NORTH, GEORGE . . .	Palace Chambers, 9, Bridge Street, S.W.
958	1883, May 25	*NORTH, GEORGE FREDERIC . . .	Stratfield Saye, Mortimer, Berks.
1569	1889, Jan. 23	NORTHCROFT, HENRY . . .	8, St. Martin's Place, Charing Cross, W.C.
2019	1891, Mar. 14	NORTON, THOMAS HERBERT . . .	16, Whitehall Place, S.W.
255	1871, Feb. 13	NOTLEY, RICHARD A. . . .	80, Cornhill, E.C.
698	1882, Jan. 16	NOTLEY, ROBERT PLEDGE, F.R.I.B.A.	} 35, Bucklersbury, E.C.
676	{ A. '81, Dec. 19 } { F. '87, Feb. 7 }	NOTTAGE, WILLIAM GRIGGS . . .	High Street, Slough, and Windsor.
2347	1895, Sept. 2	NUNN, WILLIAM BOLTON . . .	George Street, Wexford, and Castlebridge.
1763	1890, Mar. 10	NUTTALL, THOMAS . . .	20, Market Street, Bury, Lancashire.
59	1868, Jul. 6	OAKLEY, CHRISTOPHER . . .	10, Waterloo Place, S.W.
		(President)	
2465	{ A. '91, Nov. 4 } { F. '94, Oct. 10 }	*OAKLEY, CHRISTOPHER PERCIVAL	10, Waterloo Place, S.W.
2020	1891, Mar. 14	OAKLEY, EDWARD BENJAMIN . . .	Dulverton, Parkstone, Dorset.
1875	{ A. '91, Jan. 17 } { F. '92, Dec. 5 }	*OAKLEY, JOHN HUBERT . . .	10, Waterloo Place, S.W.
1976	{ A. '91, Jan. 17 } { F. '94, Jan. 22 }	*OGDEN, MICHAEL GUY . . .	37, Wallbrook, E.C.
1468	1888, Mar. 5	OLDROYD, LINLEY . . .	5, Oxford Place, Leeds.
2341	1891, Nov. 4	OLIPHANT, GEORGE A. J. . .	Chatley House, Norton St. Philip, near B
2342	1891, Nov. 4	OLIVER, CHARLES EDWARD . . .	Oakfield, Shotley Bridge, Co. Durham.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1306	1886, Feb. 22	ORGILL, JOHN BERWICK . . .	21, Hart Street, Bloomsbury Square, W.C.
2943	1891, Nov. 4	ORR, CECIL, A.R.I.B.A. . . .	2, Prince's Mansions, Victoria Street, S.W.
2849	1895, Sept. 2	OSBORNE, CHARLES W. . . .	Rosnaree, Slane, Co. Meath.
1896	{ A. '90, Nov. 22 F. '92, Nov. 14 }	*OSENTON, GEORGE, JUN. . . .	Oxted, Surrey.
1351	1890, Nov. 22	OSMOND, EDWARD	Oakford, Upton Pyne, Devon.
2850	1895, Sept. 2	OWEN, ARTHUR JOHN	Shanvaghey, Ballacolla, Queen's County.
1721	1890, Feb. 10	OWEN, HENRY	Dana Chambers, Shrewsbury.
2844	1891, Nov. 4	OWEN, RICHARD NEWSHAM . . .	Haughton, Tarporley.
1098	{ A. '84, Feb. 11 F. '90, Jan. 6 }	OWEN, THOMAS HENRY RULE . .	High Street, Haverfordwest, Pembrokeshire.
183	1869, Mar. 8	OWEN, THOMAS RULE	High Street, Haverfordwest, Pembrokeshire.
1628	1889, Nov. 11	OWEN, WILLIAM SCOTT. . . .	Cefngwifed, near Newtown, Montgomeryshire.
2021	1891, Mar. 14	PAGE, GEORGE FREDERICK . . .	Eagle Chambers, Kingston-on-Thames.
1042	1884, Jan. 14	PAGE, ROBERT, F.R.I.B.A. . . .	9, Denman Street, London Bridge, S.E.
406	{ A. '75, Nov. 8 F. '81, April 4 }	PAIN, COARD SQUAREY	{ 14, North John Street, Liverpool, and 5, Victoria Street, Westminster, S.W.
2601	{ A. '93, Oct. 4 F. '97, June 28 }	*PAIN, GEORGE LLOYD	Woodhay, Silverdale, Carnforth, Lancashire.
966	{ A. '83, May 25 F. '84, Oct. 10 }	*PAIN, JAMES	St. Mary's Street, Ely, Cambridgeshire.
2845	1891, Nov. 4	PAIN, WILLIAM, F.R.I.B.A. . . .	63, Lincoln's Inn Fields, W.C.
2846	1891, Nov. 4	PAINE, EDWARD JABEZ	11, Great James Street, Bedford Row, W.C.
1535	{ A. '83, Dec. 10 F. '92, Oct. 12 }	*PALAMOUNTAIN, JOSEPH WM. .	Cloverley Estate Office, Whitchurch, Salop.
2851	1895, Sept. 2	PALMER, CHARLES NUGENT, . .	Rahan House, Edenderry.
1815	1890, May 29	PARK, PHILIP SAMUEL	18, Winckley Street, Preston, Lancashire.
1815	1886, May 3	PARK, WILLIAM PHILIP. . . .	18, Winckley Street, Preston, Lancashire.
1333	1887, Mar. 21	PARKER, CHARLES ALFRED . . .	{ 21, Finsbury Circus, E.C., and Woodham Mortimer Place, Maldon, Essex.
1269	1885, May 18	PARKER, JOHN, A.M.I.C.E. . . .	Mansion House, Hereford.
2848	1891, Nov. 4	PARKER, STANLEY	427, Edgware Road, W.
567	{ A. '80, Jan. 19 F. '88, Jan. 9 }	PARKER, THE HON. CECIL THOMAS	Eccleston, Chester.
1852	1890, Nov. 22	PARKER, WILLIAM HENRY	3, Foregate Street, Worcester.
628	{ A. '81, Dec. 5 F. '84, Nov. 24 }	PARKIN, JOHN ROBT., A.M.I.C.E.	Idridgehay, near Derby.
1853	1890, Nov. 22	PARKIN, WILLIAM	Babworth, Retford, Notts.
865	1883, Jan. 15	PARMETER, FRANK	Middle Lees, Clitheroe, Lancashire.
2104	1891, May 23	PARNACOTT, ALFRED. . . .	{ 93, York Road, Westminster Bridge Road, S.E., and The Ferns, Laurel Grove, Penge, S.E.
2349	1891, Nov. 4	PARNIE, JAMES	27, Union Street, Glasgow.
910	1883, Mar. 12	PARR, SAMUEL	New Broad Street House, E.C.
2022	1891, Mar. 14	PARR, SAMUEL GEORGE	New Broad Street House, E.C.
1679	{ A. '89, Dec. 9 F. '93, Nov. 13 }	*PARRIS, CHARLES JOHN	Groombridge, Sussex.

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3041	1896, June 2	*PARRY, JOSEPH WM., A.M.I.C.E.	31, Beverley Road, Anerley, S.E.
1422	{ A. '87, Dec. 19 F. '91, Mar. 16 }	*PARRY, RICHARD, A.M.I.C.E.	27, Great George Street, S.W.
1503	1888, Nov. 26	PARSONS, FRANK DONISTHORPE.	Misterton, Crewkerne, Somerset.
1855	1890, Nov. 22	PARSONS, FREDERICK CECIL	163, North Street, and 9, Marine Parade, Brighton.
1764	1890, Mar. 10	PARSONS, HENRY JOHN DONNE.	Bampfylde House, Exeter.
957	{ A. '83, May 25 F. '88, Dec. 10 }	PARSONS, ROBERT MAURICE } PETERS. }	Misterton, Crewkerne, Somerset.
1897	{ A. '90, Nov. 22 F. '94, Oct. 10 }	*PARTRIDGE, EDWARD JOHN . . .	50, Lincoln's Inn Fields, W.C.
1745	1890, Feb. 24	PATERSON, CHARLES	Cantord Estate Office, Wimborne, Dorsetshire.
601	1881, Jan. 24	PATTISSON, JACOB LUARD, C.B..	Claremont Lodge, Cobham, Surrey.
967	{ A. '83, May 25 F. '88, May 14 }	*PAULL, ALAN	6, Quality Court, Chancery Lane, W.C.
583	1880, Dec. 13	PAYNE, ALEXANDER, F.R.I.B.A.	Norfolk House, Victoria Embankment, W.
719	1892, Jan. 30	PAYNE, FREDERICK	10, Market Square, Bromley, Kent.
2350	1891, Nov. 4	PEARL, JOHN GRIGG	North Curry, near Taunton.
2351	1891, Nov. 4	PEARSE, WILLIAM	Stoliford, Modbury, Devon.
2352	1891, Nov. 4	PEARSON, ALFRED, A.M.I.C.E.	Estate Offices, Dukinfield.
2981	{ A. '95, Oct. 24 F. '96, Oct. 1 }	*PEARSON, HARRY JOHN . . .	{ Architectural Department, 'Local Government Board, Whitehall, S.W.
1270	1885, May 18	PECK, WILLIAM ROLAND . . .	1, Cockspur Street, S.W.
2353	1891, Nov. 4	PEIRSON, GEORGE BRODRICK .	Baldersby, S.O., Yorkshire.
2354	1891, Nov. 4	PEIRSON, HENRY THOMAS . . .	Brancepeth, Co. Durham.
2105	1891, May 23	PELLS, ARTHUR	Beccles and Lowestoft.
1651	1889, Dec. 9	PEMBERTON, CHARLES OLIVER } PAGET }	69, Temple Row, Birmingham.
21	1868, Jun. 15	PENFOLD, JOHN W., F.R.I.B.A. (Honorary Secretary)	30, Great George Street, S.W.
2352	1895, Sept. 2	PENROSE, JAMES EDWARD . . .	Estate Office, Lismore Castle, Lismore.
3013	1896, Jan. 21	PENROSE, WILLIAM ROBERT .	Estate Office, Rose Lane, Waterford.
452	1876, May 8	PEPPERCORN, JOHN HUTCHINSON	Manor House, Eaton Socon, St. Neots.
2355	1891, Nov. 4	PERKINS, JOSEPH	Laughton, Rugby.
1341	{ A. '86, Dec. 6 F. '91, May 25 }	*PERKINS, WALTER FRANK . . .	Portswood House, Southampton, Hants.
2106	1891, May 23	PERRIAM, ALFRED JOSEPH . . .	43, Cannon Street, E.C.
3153	1897, Feb. 17	PERRY, S. W., CAPT.	The Grange, Ballymena, Co. Antrim, Ireland.
2356	1891, Nov. 4	PETHER, HARRY	8, Craig's Court, Charing Cross, S.W.
1252	1885, Feb. 9	*PETO, JAMES WINDER	6, Market Place, Reading, Berks.
428	1876, Feb. 21	PHILLIPS, FREDERICK HAMILTON	12, Belgrave Gardens, Dover, Kent.
1652	1889, Dec. 9	PHILLIPS, WILLIAM EDWIN . .	Eagle Chambers, Kingston-on-Thames.
1043	1884, Jan. 14	PICKERING, WILLIAM CLOVES .	Rhewl House, Mostyn, Flintshire.
2357	1891, Nov. 4	PIERCY, HENRY ONSLOW . . .	The Elms, Lowthorpe.
1617	1889, Apr. 1	PIERSON, CHARLES	29, Cooper Street, Manchester.
968	{ A. '89, May 25 F. '86, Dec. 6 }	*PILDITCH, PHILIP EDWARD . .	{ 2, Pall Mall East, Charing Cross, S.W. Weybridge, Surrey.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1704	1890, Jan. 27	PINKS, EDWIN CHARLES . . .	45, Parliament Street, S.W.
2358	1891, Nov. 4	PINNEY, JOHN GEORGE . . .	Brooklyn House, Axminster.
2023	1891, Mar. 14	POPPLE, JOHN	Groves Hall, Sleights, near Whitby.
2359	1891, Nov. 4	PORTER, JOHN MERRY . . .	The Estate Office, Colwyn Bay, N. Wales.
2360	1891, Nov. 4	POSTON, HENRY	39, Lombard Street, E.C.
1977	{ A. '91, Jan. 17 } { F. '94, Nov. 12 }	*POTTER, HERBERT GEORGE . .	22, High Street, Hampstead, N.W.
2361	1891, Nov. 4	POTTS, JAMES	Stanbeck, Workington, Cumberland.
224	1870, Jan. 24	POUNDLEX, JOHN EDWARD . .	Kerry, Newtown, Montgomeryshire.
487	1877, May 14	POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
1856	1890, Nov. 22	POWELL, FREDERICK ATKINSON, } F.R.I.B.A. }	344, Kennington Park Road, S.E., and Agincourt Square, Monmouth.
1022	{ A. '83, Dec. 17 } { F. '91, Mar. 16 }	POWELL, HUBERT JOHN . . .	Hill Lodge, Lewes, Sussex.
342	{ A. '74, Feb. 16 } { F. '80, Nov. 22 }	POWELL, REGINALD HENRY . .	St. Swithun's Lane, High Street, Lewes, Sussex.
3033	1896, June 2	POWELL, ROBERT	Westport, Co. Mayo.
2543	{ A. '92, Nov. 28 } { F. '96, June 26 }	*PRALL, HERBERT ALEXANDER .	Martin's Bank Chambers, Dartford, Kent.
1900	{ A. '90, Nov. 27 } { F. '96, June 26 }	*PRALL, HERBERT EDWARD . .	Martin's Bank Chambers, Dartford, Kent.
2362	1891, Nov. 4	PREEDY, FREDERIC	Caldecote, St. Neots, Huntingdonshire.
1536	{ A. '88, Dec. 10 } { F. '92, Dec. 5 }	*PRESTON, SAMUEL DAVID . .	Vestry Hall, Camberwell, S.E.
1781	1890, Apr. 14	PRICE, FRANCIS HOLBORROW } GLYNN }	Longlands Place, Swansea, Glamorganshire.
2863	1891, Nov. 4	PRICE, JOHN, A.M.I.C.E. . .	{ City Surveyor's Office, The Council House, Birmingham.
2544	{ A. '92, Nov. 28 } { F. '95, Nov. 1 }	*PRICE, RICHARD ARNOLD . .	2, Clapham Park Road, S.W.
2107	1891, May 23	PRIDMORE, ALBERT EDWARD .	{ 2, Broad Street Buildings, E.C., and 28, High Street, Watford, Herts.
1857	1890, Nov. 22	PRIDMORE, ARTHUR STIRLING .	140, Junction Road, N.
1816	1890, May 29	PRITCHETT, ELLIS HERBERT .	Regent Circus, Swindon, Wilts.
2364	1891, Nov. 4	PROTHEROE, WILLIAM HENRY .	67 and 68, Cheapside, E.C.
1273	1885, Nov. 9	PUNCHARD, FREDERICK . . .	{ Underley Estate Office, Kirkby Lonsdale, Westmoreland.
1694	{ A. '90, Jan. 6 } { F. '95, Feb. 18 }	*PUNCHARD, FREDERICK BURT .	Envile Estate Office, near Stourbridge.
2853	1895, Sept. 2	PURCELL, WILLS W.	Dromore, Mallow.
1080	{ A. '84, Jan. 28 } { F. '89, Jan. 28 }	PURCHASE, EDWARD KEYNES .	{ Mansion House Chambers, 11, Queen Victoria Street, E.C.
1858	1890, Nov. 22	PURVES, PETER	Huntingdon, and 45, Lincoln's Inn Fields, W.C.
2984	{ A. '95, Oct. 24 } { F. '97, Jan. 11 }	*PURVIS, CHARLES JAMES . . .	48, Sharncliffe Road, New Cross, S.E.
2854	1895, Sept. 2	PYM, ALBERT RODERICK . . .	The Lodge, Castleblaney.
1224	1884, Dec. 8	PYM, GEORGE EDWIN	Doods, Reigate, Surrey.
2024	1891, Mar. 14	QUICK, FREDERIC W., A.M.I.C.E.	13, Montpelier Place, Brighton, Sussex.
2855	1895, Sept. 2	QUIN, RICHARD	9, Crosthwaite Park West, Kingstown, Ireland.
2856	1895, Sept. 2	QUIN, WILLIAM THOMAS CUFFE	Kilbeggan, Co. Westmeath.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1515	1888, Dec. 10	*RADFORD, WILLIAM, M.I.C.E.	19, Brazennose Street, Albert Square, Manchester.
1954	1891, Jan. 17	RADFORD, WILLIAM HAROLD	19, Brazennose Street, Albert Square, Manchester.
2695	{ A. '94, Feb. 23 F. '96, Oct. 1 }	*RAFFETY, HERBERT WILLIAM	Leek Wootton, Warwick.
1462	1888, Feb. 20	RAIKES, COLONEL GEORGE WHITTINGTON	} Ragley Estate Office, Alcester, Redditch.
2857	1895, Sept. 2	RAINSFORD, GEORGE	
2025	1891, Mar. 14	RANDALL, RICHARD	Royal Engineers' Office, Curragh Camp, Ireland.
2366	1891, Nov. 4	RANSFORD, BENJAMIN HERBERT	Milton Hall, Brighton, Sussex.
2108	1891, May 23	RANSOM, THOMAS ROBERT	{ 32, Lowndes Street, Belgrave Square, S.W. 12, Lower Grosvenor Place, S.W.
3066	1896, Oct. 28	RAVES, BERTRAM ADAMS, A.M.I.C.E.	
902	1883, Feb. 26	RAWLENCE, ERNEST ALFRED	Newlands, Salisbury.
2026	1891, Mar. 14	RAWLENCE, JAMES EDWARD	The Canal, Salisbury, Wilts.
1859	1890, Nov. 22	RAWLINS, HY. ADAIR, A.R.I.B.A.	46, Queen Victoria Street, E.C.
2367	1891, Nov. 4	RAWLINS, WILLIAM	Kent Fire Office, Maidstone, Kent.
184	1868, Oct. 26	RAYNBIRD, HUGH EDWARD	Basingstoke, Hants.
1516	1888, Dec. 10	REA, JOHN MARCUS BEAUMONT.	{ 8, Winckley Street, Preston, and Ly Lancashire.
1139	1884, Apr. 21	READ, GEORGE HUNTLY	
2109	1891, May 23	REBECK, EDWARD WISE	Stafford Lodge, Bournemouth.
2368	1891, Nov. 4	REBECK, THOMAS WARREN	Gervis Place, Bournemouth.
839	1882, Dec. 18	REDDALL, DAVID GADSDEN	10, South Street, Finsbury, E.C.
1860	1890, Nov. 22	REES, ITHEL TREHARNE, M.I.C.E.	Guildhall Chambers, Cardiff.
584	1880, Dec. 13	REES, WILLIAM ANDREW	7, Cornhill, E.C.
544	1879, Apr. 28	REES, WILLIAM GEORGE	Holly House, Newport, Monmouthshire.
2369	1891, Nov. 4	REES, WILLIAM JOHN	The Laurels, Swansea.
2370	1891, Nov. 4	REEVE, KINGSNORTH	St. Moritz, Mulgrave Road, Sutton, Surrey.
937	1883, April 30	RENDELL, ARTHUR STEPHEN	Market Terrace, Newton Abbot.
3071	1896, Oct. 28	*RENTON, GEORGE	1, Albert Street, Harrogate, Yorkshire.
802	{ A. '82, Apr. 24 F. '90, Jan. 27 }	REX, FRANCIS HERBERT	311, Kentish Town Road, N.W.
453	{ A. '76, May 8 F. '81, Dec. 6 }	RICH, ROBERT	Didcot, Berks.
890	1888, Feb. 12	RICHARDS, ALFRED	Tottenham, N., and 18, Finsbury Circus, E.
2027	1891, Mar. 14	RICHARDS, GEORGE EDWARD	St. John's Hill, Wimborne, Dorset.
2371	1891, Nov. 4	RICHARDS, HENRY	51, Grosvenor Road, S.W.
2372	1891, Nov. 4	RICHARDS, THOMAS ROBERT	Bedford Row Chambers, 42, Theobald's Road, E.C.
2110	1891, May 23	RICHARDS, WILLIAM	Tottenham, N., and 18, Finsbury Circus, E.
1955	1891, Jan. 17	RICHARDSON, CHARLES	51, Barn Hill, Stamford, Lincolnshire.
1746	1890, Feb. 24	RICHARDSON, GEORGE	5, Lonsdale Street, Carlisle.
1817	1890, May 29	RICHARDSON, JAMES	15, Barn Hill, Stamford, Lincolnshire.
461	1876, Dec. 18	RICHARDSON, JOHN, M.I.C.E.	Methley Park, Leeds.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2466	{ A. '91, Nov. 4 F. '92, May 30 }	*RICHARDSON, OLIVER ARCHER .	Sun Fire Office, Threadneedle Street, E.C.
1705	1890, Jan. 27	RICHMOND, WALTER COLERIDGE	The Hollies, Potter's Bar, N.
303	1873, Feb. 10	RICKMAN, THOMAS M., A.R.I.B.A. (Vice-President)	8, Montague Street, Russell Square, W.C.
2373	1891, Nov. 4	RIDDETT, WILLIAM HAMMOND .	Townhall Chambers, Ryde, Isle of Wight.
914	1883, April 2	RIDDLE, FREDERICK HENRY BRIMBLE	} 130, Trinity Road, Tooting, S.W.
2028	1891, Mar. 14	RIGDEN, FRANCIS	
724	{ A. '82, Jan. 30 F. '83, Jan. 29 }	RIGDEN, HENRY WILLIAM . .	Salisbury, Wilts.
2111	1891, May 23	RIGG, CHARLES	24, High Street, Cardiff.
1517	1888, Dec. 10	RIGHTON, EDWARD GRANTHAM .	High Street, Evesham, Worcestershire.
2374	1891, Nov. 4	RIX, GEORGE KERRY	Somerleyton, near Lowestoft.
423	{ A. '76, Jan. 24 F. '90, Nov. 10 }	ROBERTS, CHARLES QUINCEY .	2, South Square, Gray's Inn, W.C.
2658	1895, Sept. 2	ROBERTS, EDWARD USSHER .	The Rent Office, Longford.
1722	1890, Feb. 10	ROBERTS, HENRY CROYDON .	16, Abchurch Lane, E.C.
120	1868, Aug. 17	ROBERTS, RICHARD	42, New Broad Street, E.C.
1786	1890, Apr. 14	ROBERTS, THOMAS, A.M.I.C.E..	Portmadoc, North Wales.
754	{ A. '82, Feb. 13 F. '91, May 25 }	ROBEY, ROBERT	Oaklands, East Tytherley, Romsey, Hants.
1445	1888, Jan. 23	ROBINS, EDWARD	26, Bedford Row, W.C.
72	1868, Jul. 13	ROBINS, EDWARD C., F.R.I.B.A.	46, Berners Street, Oxford Street, W.
2498	{ A. '92, Feb. 26 F. '95, Nov. 1 }	*ROBINS, PHILIP SEYMOUR . .	5, Waterloo Place, Pall Mall, S.W.
603	1881, Jan. 24	ROBINS, WILLIAM H., A.M.I.C.E.	82A, New Street, Birmingham.
1350	1887, Jan. 10	ROBINSON, CHARLES EDWARD .	36, Coleman Street, E.C.
2112	1891, May 23	ROBINSON, EDMUND ARTHUR .	Lee-on-the-Solent, Gosport, Hants.
2375	1891, Nov. 4	ROBINSON, GEORGE EDWARD .	9, Tacketts Street, Blackburn.
618	1881, Apr. 4	ROBINSON, HENRY, M.I.C.E..	Westminster Chambers, 13, Victoria Street, S.W.
2861	1895, Sept. 2	ROBINSON, HENRY ARTHUR .	Roundstone, Galway.
2467	{ A. '91, Nov. 4 F. '94, Oct. 10 }	*ROBINSON, HENRY HERBERT .	{ The Cottage, Heathfield Park, Willesden Green. N.W.
2859	1895, Sept. 2	ROBINSON, JAMES DODWELL .	Seamount, Sligo.
810	1882, May 8	ROBINSON, NATHANIEL WISHART	Marlowes, Hemel Hempstead, Herts.
2862	1895, Sept. 2	ROBINSON, RICHD. ST. GEORGE	Seamount, Sligo.
2860	1895, Sept. 2	ROBINSON, WILLIAM GODFREY .	Tirnaskea, Cookstown.
291	1872, Dec. 9	ROBSON, EDWARD ROBERT, } F.R.I.B.A.	{ Palace Chambers, 9, Bridge Street, S.W., and 2, The Paragon, Blackheath, S.E.
2863	1895, Sept. 2	ROCHFORD, WILLIAM	Cahir House, Cahir, Co. Tipperary.
1453	1888, Feb. 6	RODERICK, JOHN	2, Temple Row West, Birmingham.
1747	1890, Feb. 24	RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees.
2864	1895, Sept. 2	ROE, WILLIAM JAMES	11, Westland Row, Dublin.
2865	1895, Sept. 2	ROGERS, HARRY	The Hill, Monaghan.
3125	{ A. '96, Oct. 28 F. '97, June 28 }	*ROGERS, HORACE MORDAUNT .	59, Belgrave Road, South Belgravia, S.W.
1225	1884, Dec. 8	ROGERS, WILLIAM BENNETT .	78, Gloucester Road, South Kensington, S.W.

Dip. Date of Election
No. and of Transfer.

FELLOWS.

1570	1889, Jan. 28	ROKER, MITCHEL JOHN . . .	Snowdenham, Branksome Park, Bournemouth.
961	{ A. '74, Dec. 7 } F. '76, Jan. 24	ROLLSTON, SIR JOHN FOWKE } LANCLOT . . .	Grey Friars, Leicester.
		(Member of Council)	
969	{ A. '83, May 25 } F. '89, Jan. 28	*ROLLSTON, WILLIAM GUSTAVUS } STANHOPE . . .	Grey Friars, Leicester.
2656	{ A. '94, Feb. 23 } F. '94, Oct. 10	*RONEY-DOUGAL, JOHN DOUGAL .	St. Martin's Place, Stafford.
1844	{ A. '86, Dec. 6 } F. '87, Nov. 14	*ROODS, ALFRED	School Board Offices, Victoria Embankment, W.
2113	1891, May 23	ROOKE, ALFRED BRADLEY . . .	11, Great James Street, Bedford Row, W.C.
2376	1891, Nov. 4	ROONEY, SAMUEL	Cefn Mably Chambers, 9, Quay Street, Cardiff.
1681	{ A. '89, Dec. 9 } F. '91, Jan. 5	ROPER, JOHN SIMPSON, A.M.I.C.E.	32, Market Square, Lancaster.
980	{ A. '83, Nov. 12 } F. '87, Jan. 10	ROPER, WILLIAM	49, Mount Pleasant Road, Tunbridge Wells, Kent.
1488	1888, Apr. 30	ROSE, THOMAS	21, Prince of Wales Road, Norwich.
507	1878, Apr. 8	ROWE, RICHARD REYNOLDS, } M.I.C.E., F.R.I.B.A. . . . }	Park House, Cambridge.
940	{ A. '83, Apr. 30 } F. '90, Jan. 27	ROWLANDSON, CHRISTOPHER .	The College, Durham.
2114	1891, May 23	ROYCE, DAVID NEEDHAM . . .	Oakham, Rutland.
2115	1891, May 23	ROYCE, JOHN	Oakham, Rutland.
2029	1891, Mar. 14	RUAAULT, JOHN GUSTAVE PETER	17, Southampton Street, Bloomsbury, W.C.
2080	1891, Mar. 14	RUDKIN, ARTHUR JOHN . . .	St. Ann's, Bromley, Kent.
2377	1891, Nov. 4	RUDMAN, SYDNEY CHARLES .	Windlestone, Ferry Hill, Co. Durham.
2378	1891, Nov. 4	RUMBALL, AUBREY	St. Alban's, Herts.
970	{ A. '83, May 25 } F. '90, Jan. 6	*RUNDLE, EDWARD COLLINS .	Bedford Office, Tavistock, Devon.
1023	{ A. '83, Dec. 17 } F. '89, Feb. 25	RÜNTZ, ERNEST AUGUSTUS . .	22, Moorgate Street, E.C.
315	{ A. '73, Dec. 8 } F. '75, Nov. 8	RUSHWORTH, EDMUND WALTER	22, Savile Row, W.
2031	1891, Mar. 14	RUSSELL, MURRAY LAWRENCE .	3, King Street, Cheapside, E.C.
1261	1885, Mar. 9	RUTHERFORD, JAMES	Kirk-leatham, Redcar, Yorkshire.
1547	1889, Jan. 14	RUTHERFORD, JAMES AUGUSTINE	Estate Office, Highclere Park, Newbury.
998	1883, Dec. 17	RUTLEY, CHARLES	11, Dowgate Hill, E.C.
1318	1890, May 29	RUTLEY, FRANK	11, Dowgate Hill, E.C.
2866	1895, Sept. 2	RUTTLEDGE, FRANCIS	Coolbawn, Enniscorthy.
2867	1895, Sept. 2	RUTTLEDGE, THOMAS HENRY } BRUEN	Erindale, Carlow, Ireland.
2890	1891, Nov. 4	RYAN, WILLIAM PATRICK. . . .	{ 1, Metal Exchange Buildings, Whittington Avenue, Leadenhall Street, E.C.
466	{ A. '76, Dec. 18 } F. '80, Nov. 8	RYDE, ARTHUR LYON	29, Great George Street, S.W.
909	{ A. '83, Feb. 26 } F. '91, June 29	RYDE, CHARLES PERTRAM . . .	29, Great George Street, S.W.
421	1876, Jan. 24	SADLER, GEORGE WILLIAM . . .	467, High Street, Cheltenham.
233	{ A. 84, Dec. 8 } F. '94, May 28	*SADLER, GEORGE WILLIAM, JUN., } A.R.I.B.A.	Duchy of Lancaster Office, Lancaster Place, W.

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1266	1871, Feb. 13	ST. QUINTIN, PERRY. . . .	50, Threadneedle Street, E.C.
438	{ A. '76, Mar. 20 } { F. '89, Nov. 25 }	ST. QUINTIN, RICHARD SAMUEL. . . .	50, Threadneedle Street, E.C.
1518	1888, Dec. 10	SALTER, WILLIAM HERBERT. . . .	The Hall, Attleborough, Norfolk.
1738	1890, Apr. 14	SAMPLE, CHARLES HERBERT. . . .	Matfen, near Newcastle-on-Tyne.
1436	1888, Jan. 9	SAMPLE, THOMAS. . . .	Bothal Castle, near Morpeth, Northumberland.
1789	1890, Apr. 14	SAMPLE, WILLIAM COLLINGS. . . .	Ulgham Manor, near Morpeth, Northumberland.
1692	{ A. '89, Dec. 9 } { F. '91, Oct. 15 }	SAMPSON, WILLIAM. . . .	Beauchief Abbey, near Sheffield.
1884	1887, Mar. 21	SAMUEL, WILLIAM JOHN. . . .	Newport Pagnell, Bucks.
2116	1891, May 23	SANCTUARY, CAMPBELL FORTESCUE } STAPLETON. }	Mangerton, Melplash, Dorset.
397	1875, Apr. 23	SANDAY, GEORGE HENRY. . . .	Blackwell Hall, Chesham, Bucks.]
2869	1895, Sept. 2	SANDERS, CHARLES STEWART. . . .	Sanders Park, Charleville.
2868	1895, Sept. 2	SANDERS, ROBERT MASSY DAWSON. . . .	Sanders Park, Charleville, Co. Cork.
458	1876, Nov. 27	SANDY, HENRY.	Newport Road, Stafford.
1696	{ A. '90, Jan. 6 } { F. '92, Nov. 14 }	*SAUNDERS, CHARLES HERBERT. . . .	283, Finchley Road, Hampstead, N.W.
177	1869, Feb. 22	SAUNDERS, EDWARD.	6, Bishopsgate Street Without, E.C.
2382	1891, Nov. 4	SAUNDERS, MARTIN L., A.R.I.B.A. . . .	9, Finsbury Circus, E.C.
2032	1891, Mar. 14	SAUNDERS, RUTLAND.	6, Bishopsgate Street Without, E.C.
2383	1891, Nov. 4	SAUNDERS, THEODORE RIDLEY. . . .	Belgrave Chambers, Ventnor, Isle of Wight.
121	1863, Aug. 17	SAVILL, ALFRED.	39, New Broad Street, E.C., and Chigwell, Essex.
		(Member of Council)	
782	{ A. '82, Mar. 13 } { F. '89, Mar. 18 }	SAVILL, ALFRED, JUN.	39, New Broad Street, E.C.
1902	{ A. '90, Nov. 22 } { F. '93, Aug. 9 }	*SAVILL, EDWIN.	39, New Broad Street, E.C.
867	{ A. '83, Jan. 15 } { F. '92, Feb. 1 }	SCAMMELL, THOMAS.	14, John Street, Bristol.
833	1874, Feb. 2	SCARTH, WILLIAM T.	Raby Castle, Darlington.
2384	1891, Nov. 4	SCOTT, AUGUSTUS FREDERIC. . . .	24, Castle Meadow, Norwich.
1385	1887, Mar. 21	SCOTT, HENRY LACY.	Bury St. Edmund's, Suffolk.
2870	1895, Sept. 2	SCOTT, JOHN RUSSELL.	60, Mountjoy Square, Dublin.
5034	1896, June 2	SCOTT, JOHN WILLIAM.	Rostevan, Ennis, Co. Clare.
629	{ A. '81, Dec. 5 } { F. '82, Apr. 24 }	SCOVELL, JOHN.	18, Farndon Road, Oxford.
755	{ A. '82, Feb. 13 } { F. '89, Mar. 4 }	SCRIVEN, CHARLES HERBERT. . . .	Agency Office, Thong, Gravesend, Kent.
1861	1890, Nov. 22	SCRIVEN, RICHARD GEORGE. . . .	Castle Ashby, Northampton.
1862	1890, Nov. 22	SCROGGS, WILLIAM.	Rectory House, Kidlington, Oxford.
2647	1894, Oct. 30	*SCRUBY, WILLIAM THOMAS. . . .	Post Office Terrace, Cambridge.
1706	1890, Jan. 27	SEBASTIAN-SMITH, CHARLES. . . .	Shipley, Derby, and Friar Lane, Leicester.
534	1879, Mar. 3	SELBY, CHARLES FREDERIC. . . .	19, Queen Anne's Gate, S.W.
1723	1890, Feb. 10	SELBY-BIGGE, CHARLES P. O. . . .	10, Draycott Place, Chelsea, S.W.
1863	1890, Nov. 22	SENIOR, HARRY SAMUEL.	Sturminster Newton, Dorset.
1853	1889, Dec. 9	SETH-SMITH, W. H., F.R.I.B.A. . . .	46, Lincoln's Inn Fields, W.C.

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8130	{ A. '96, Oct. 28 F. '97, June 28 }	*SEXTON, GEORGE ALEXANDER	119, Brondesbury Road, Kilburn, N.W.
828	{ A. '82, Nov. 13 F. '86, May 3 }	SEYMOUR, RICHARD ARTHUR } HAMILTON }	46, Earl Street, Maidstone, Kent.
1049	{ A. '84, Jan. 14 F. '91, Mar. 16 }	SHACKLE, EDWARD NEILD	7, Hobart Place, S.W.
431	1876, Mar. 6	SHAW, JOHN	College Place, Derby.
		(Vice-President)	
950	{ A. '88, May 21 F. '90, Mar. 10 }	SHAW, JOHN, JUN.	The College, All Saints', Derby.
1819	1890, May 29	SHELMERLINE, HENRY	{ Estate Offices, Lancashire and Yorkshire F Hunt's Bank, Manchester.
1748	1890, Feb. 24	SHEPPARD, ERNEST	81, Elizabeth Street, Eaton Square, S.W.
999	1888, Dec. 17	SHEPPARD, OSBORNE	Glynelydach, Neath.
1816	1886, May 3	SHERKIN, JOHN LESTER	40, Old Broad Street, E.C.
706	{ A. '82, Jan. 16 F. '87, Dec. 5 }	SHERWIN, JOSEPH HENRY	16, Whitehall Place, S.W.
2117	1891, May 23	SHILCOCK, JAMES	Hitchin, Herts, and 15, Basinghall Street
2385	1891, Nov. 4	SHONE, ISAAC, A.M.I.C.E.	47, Victoria Street, Westminster, S.W.
474	{ A. '77, Jan. 29 F. '80, Nov. 8 }	SHOPPEE, CHAS. H., F.R.I.B.A.	22, John Street, Bedford Row, W.C.
74	1868, Jul. 13	SHOPPEE, CHAS. J., F.R.I.B.A.	{ 22, John Street, Bedford Row, and 41, M burgh Square, W.C.
		(Past-President)	
604	{ A. '81, Jan. 24 F. '83, May 21 }	*SILCOCK, THOMAS BALL	Octagon Chambers, Milsom Street, Bath.
720	1882, Jan. 30	SIMMONDS, FREDERICK	Parkside, Englefield Green, Surrey.
1654	1889, Dec. 9	SIMMONS, CHARLES	Henley-on-Thames.
811	{ A. '82, May 8 F. '89, Nov. 11 }	SIMMONS, CHARLES FRANKLIN	Basingstoke, Hants. and Henley-on-Thames
824	{ A. '82, Dec. 4 F. '91, Aug. 4 }	SIMMONS, WILLIAM ANKER	Henley-on-Thames, and Basingstoke.
908	1883, Feb. 26	SIMMS, WALTER	27, Albany Street, N.W.
1486	1888, May 14	SIMPSON, ROBERT THOMAS	Horsecroft, Bury St. Edmunds, Suffolk.
2386	1891, Nov. 4	SINGLE, ARTHUR	83, The Grove, Stratford, E.
2546	{ A. '92, Nov. 25 F. '97, May 31 }	*SKIPPER, HENRY HERBERT	Admiralty Offices, 21, Craven Street, W.C.
2387	1891, Nov. 4	SKITT, ARTHUR	Glenbrook, Trent Road, Brixton Hill, S.W.
2388	1891, Nov. 4	SLADE, JAMES BENJAMIN	67 & 68, Cheapside, E.C.
1903	{ A. '90, Nov. 22 F. '92, Nov. 14 }	*SLATER, CHARLES FREDERICK	51, Cheapside, E.C.
282	1872, Apr. 22	SLATER, GEORGE	Canterbury, Kent.
593	{ A. '80, Dec. 12 F. '83, April 30 }	SNALLPEICE, GEORGE BAKER	9 and 10, Tokenhouse Yard, E.C., and G
185	1868, Oct. 26	SMELLIE, THOMAS DAVIES	209, St. Vincent Street, Glasgow.
122	1862, Aug. 17	SMITH, CHARLES BOVILL	Wykeham House, Fareham, Hants.
1626	1889, May 13	SMITH, EDWARD	54, Amwell Street, E.C.
1484	1888, Apr. 30	SMITH, FRANK	37, Cannon Street, Birmingham.
2389	1891, Nov. 4	SMITH, FRANK ADAMS, A.M.I.C.E.	28, Finsbury Circus, E.C.
2606	{ A. '93, Oct. 4 F. '95, July 8 }	*SMITH, FRANK BRAYBROOKE	South Eastern Agricultural College, Wy
1588	{ A. '88, Dec. 10 F. '90, Jan. 27 }	*SMITH, FRANK WILLIAM	Beauchamp Hill, Milverton, Leamington
2038	1891, Mar. 14	SMITH, FREDERIC ELLISON	Tanfield Chambers, Bradford.
2390	1891, Nov. 4	SMITH, FREDERICK JOHN	21, Portland Street, Southampton.
2034	1891, Mar. 14	SMITH, FREDERICK ROBERT	6, Great College Street, S.W.

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1655	1889, Dec. 9	SMITH, GEORGE	Boughton-Monchelsea, Kent.
2119	1891, May 23	SMITH, GEORGE ALFRED	78, Parchment Street, Winchester.
2371	1895, Sept. 2	SMITH, GEORGE YOUNG	Ergenagh, Omagh, Co. Tyrone.
1864	1890, Nov. 22	SMITH, HARRY RUSSELL	Exchange Buildings, Bradford.
400	{ A. '75, Apr. 26 } { F. '81, Jan. 24 }	SMITH, HENRY HERBERT	Chippenham, Wilts. and 7, Whitehall Place, S.W.
2391	1891, Nov. 4	SMITH, JOHN MOORE	14, Union Court, Old Broad Street, E.C.
1487	1888, May 14	SMITH, JOHN THOMPSON	Tattondale, Knutsford, Cheshire.
2118	1891, May 23	SMITH, PERCY PYNE CALDECOTT	63, Holland Road, Kensington, W.
1820	1890, May 29	SMITH, SIDNEY	Southwater, Horsham, Sussex.
2372	1895, Sept. 2	SMITH, SIDNEY EDWARD	Derryvale, Roscrea.
2392	1891, Nov. 4	SMITH, SIDNEY R. J., F.R.I.B.A.	14, York Buildings, Adelphi, W.C.
694	{ A. '83, Feb. 12 } { F. '89, Feb. 25 }	SMITH, WHEATER	15, Cheapside, Bradford.
1256	1885, Feb. 23	*SMITH, WILLIAM	{ Upper Farm, Abbot's Salford, Evesham, Wor- cestershire.
1372	1887, Feb. 21	SMYTH - RICHARDS, GEORGE COBLEY	} 6, Castle Street, Barnstaple, Devon.
1494	1888, Nov. 12	SNELLING, HENRY	19 and 20, Walbrook, E.C., and Sidecup, Kent.
2607	{ A. '93, Oct. 4 } { F. '96, Nov. 9 }	*SOWELS, WILLIAM CLOWES	Blackmore Heath Farm, Ockham, Ripley, Surrey.
1821	1890, May 29	SPACKMAN, CHARLES CHANTREY	6, Terrace Walk, Bath.
96	1868, Jul. 27	SPACKMAN, HENRY	6, Terrace Walk, Bath.
1689	1890, Jan. 6	SPELMAN, CLEMENT CHARLES RIX	St. Giles' Street, Norwich.
42	1868, Jun. 15	SQUAREY, ELIAS PITTS (Past-President)	{ The Moot, Downton, Salisbury, and 22, Great George Street, S.W.
1822	1890, May 29	SQUAREY, NEWELL WILLIAM PITTS	{ The Moot, Downton, Salisbury, and 22, Great George Street, S.W.
1067	1884, Jan. 28	SQUIRE, RICHARD	2, Pont Street, Belgrave Square, S.W.
1277	1885, Dec. 7	STACEY, HARRIE	Station Road, Redhill, Surrey.
1268	1885, May 4	STAFFORD, ROBERT BARRY	83, High Street, Bedford.
2333	1891, Nov. 4	STALLARD, ALFRED EDWIN	West Street, Havant.
2394	1891, Nov. 4	STALLARD, WILLIAM	{ Sunny Lodge, Malvern Link, and Estate Office, Madresfield, Malvern Link.
2395	1891, Nov. 4	STANFORD, CHARLES MAURICE	23, High Street, Colchester.
2086	1891, Mar. 14	STANGER, SAMUEL ARTHUR	21, Finsbury Pavement, E.C.
2120	1891, May 23	STANHAM, GEORGE GORDON	100B, Queen Victoria Street, E.C.
1437	1888, Jan. 9	STANLEY - DODGSON, STANLEY DICKINSON	} Estate Office, Somerset House, Whitehaven, Cumberland.
2669	{ A. '93, Oct. 4 } { F. '94, Oct. 10 }	*STAPLEDON, ERNEST ALLEN	Bridge Chambers, Bideford, North Devon.
1707	1890, Jan. 27	START, JOSEPH WILLIAM	Cups Chambers, High Street, Colchester, Essex.
2396	1891, Nov. 4	STEDMAN, CHARLES MASON	{ The Turret House, Killieser Avenue, Streatham Hill, S.W.

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469	1877, Jan. 15	STENNING, ALEX. R., F.R.I.B.A. (Member of Council)	121, Cannon Street, E.C.
529	{ A. '79, Jan. 6 } { F. '82, Nov. 18 }	STEPHENSON, CHARLES WILLIAM	38, Parliament Street, S.W.
1823	1890, May 29	STEVENS, CHARLES VIVIAN . . .	18, Cockspur Street, S.W.
2397	1891, Nov. 4	STEVENS, JOHN WM., A.R.I.B.A.	21, Bridge Street, E.C.
1198	1884, May 26	STEVENS, WILLIAM CHARLES . .	22, Savile Row, W.
2037	1891, Mar. 14	STEVENSON, EDMUND H., M.I.C.E.	38, Parliament Street, S.W.
97	1868, Jul. 27	STEWART, HERBERT THOMAS . . (Member of Council)	45, Parliament Street, S.W.
2873	1895, Sept. 2	STEWART, EDWARD P., CAPT. . .	21, Westland Row, Dublin.
2874	1895, Sept. 2	STEWART, GEORGE FRANCIS. . .	Summerhill, Killiney, Co. Dublin.
2875	1895, Sept. 2	STEWART, WILLIAM THOMAS . .	6, Leinster Street, Dublin.
2038	1891, Mar. 14	STIRTON, THOMAS	{ Estate Office, West Stratton, Micheldever Sta Hants.
938	1888, April 30	STOCK, HENRY, F.R.I.B.A. . . .	9, Denman Street, London Bridge, S.E.
2121	1891, May 23	STOCKS, FREDERICK WILLIAM . .	{ Telephone Exchange Buildings, Barons C Northwich.
3014	1896, Jan. 21	STOKES, FRANK	60, Dawson Street, Dublin.
2876	1895, Sept. 2	STOKES, RICHARD	60, Dawson Street, Dublin.
654	1881, Dec. 19	STONER, ALFRED	8, Blomfield Street, E.C.
1599	1889, Mar. 4	STOOKE, JAMES	Courtenay Street, Newton Abbot, Devon.
3035	1896, June 2	STOFFORD, THE HON. GEORGE FREDERICK WILLIAM	{ The Estate Office, Gorey, Co. Wexford.
2399	1891, Nov. 4	STOPHER, THOMAS	Winchester, Hants.
2039	1891, Mar. 14	STREET, WM. CHAS., F.R.I.B.A.	7, Victoria Street, S.W.
1108	1884, Feb. 25	STRUDWICK, HAYWARD JAMES . .	Falcon Court, 32, Fleet Street, E.C.
655	1881, Dec. 19	STRUDWICK, WILLIAM HENRY . .	14, Parliament Street, S.W.
415	{ A. '75, Dec. 13 } { F. '91, June 29 }	STRUTT, HON. EDWARD GERALD	{ 21, Finsbury Circus, E.C., and Whitel Hatfield Peverel, Chelmsford, Essex.
2877	1895, Sept. 2	STUDDERT, R. R.	Hazlewood, Quin, Co. Clare.
1488	1888, May 14	STUDDY, THOMAS EDWARD . . .	Estate Office, Basing Park, Alton, Hants.
87	1868, Jul. 20	STURGE, ROBERT FOWLER . . .	34, Corn Street, Bristol.
18	1868, Jun. 15	STURGE, WILLIAM (Past-President)	34, Corn Street, Bristol.
2400	1891, Nov. 4	SURREIDGE, JOSEPH SMITH . . .	Coggeshall, Essex.
2401	1891, Nov. 4	SUTHERS, JAMES	Harley Villas, Todmorden.
2402	1891, Nov. 4	SWAIN, ERNEST	26, High Street, Notting Hill Gate, W.
2403	1891, Nov. 4	SWAIN, FRANK	170, High Street, Notting Hill Gate, W.
1427	{ A. '87, Dec. 11 } { F. '92, Feb. 1 }	SWETENHAM, HENRY	Hawarden, Chester.
2878	1895, Sept. 2	SWINEY, WILLIAM D.	Moyagh, Ramelton.
1257	1885, Feb. 23	SWORDER, HUGH	High Street, Epping, Essex.
1968	1884, Jan. 28	SYMONS, PHILIP	Fore Street, Totnes, Devon.
2879	1895, Sept. 2	SYNGE, EDWARD	Rathe, Kingscourt, Co. Cavan.
1966	1891, Jan. 17	SYNGE, EDWARD MILLINGTON . .	Eastlands, Weybridge.

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1824	1890, May 29	TABBERER, BENJ., F.R.I.B.A.	13, Basinghall Street, E.C.
2880	1895, Sept. 2	TAILYOUR, ALEXANDER . . .	Estate Office, Arklow, Co. Wicklow.
2891	1895, Sept. 2	TALBOT-CROSBIE, WM. DAVID .	Cloonea, Mount Talbot, Roscommon.
2717	{ A. '94, Oct. 30 F. '97, Jan. 25 }	*TALLENT, EDWIN JAMES . . .	Shadwell, Thetford, Norfolk.
1817	1886, May 8	TANNER, HENRY, F.R.I.B.A.	H.M. Office of Works, Whitehall Place, S.W.
1092	1884, Feb. 11	TANNER, JAMES MELHUISE . .	Wembworthy, North Devon.
2882	1895, Sept. 2	TANNER, KEARNS DEANE, MAJOR	} Belleville Park, Cappoquin, Co. Waterford.
1115	{ A. '84, Feb. 25 F. '88, Dec. 10 }	TANNER, WILLIAM	
771	{ A. '82, Feb. 27 F. '89, Nov. 11 }	TAPP, ARTHUR	{ 1, Prince's Street, Westminster, S.W., and Southend-on-Sea, Essex.
2404	1891, Nov. 4	TASKER, HENRY HUGH	53, Penton Street, Pentonville, N.
2883	1895, Sept. 2	TATLOW, JOHN GARNETT . . .	14, South Frederick Street, Dublin.
2884	1895, Sept. 2	TATLOW, TISSINGTON WILLIAM GARNETT	} 14, South Frederick Street, Dublin.
2405	1891, Nov. 4	TAYLOR, ARTHUR WILLIAM . .	
3067	1896, Oct. 28	TAYLOR, EDGAR CHARLES . . .	Royal Engineer Office, Liverpool.
2864	1887, Jan. 24	TAYLOR, EDWARD FERGUSSON .	{ New Barnet, Herts, and 70 & 72, Chancery Lane, W.C.
2548	{ A. '92, Nov. 28 F. '95, Nov. 1 }	*TAYLOR, HARRY WILLIAM . .	{ Surveyor's Office, Newburn Urban District Council, Newburn-on-Tyne.
2923	1895, Sept. 2	TAYLOR, J. GODFREY L. . . .	Grangeville, Fethard, Co. Waterford.
1471	{ A. '88, Mar. 5 F. '91, July 6 }	TAYLOR, JOHN HERBERT . . .	22, Great George Street, S.W.
678	{ A. '81, Dec. 19 F. '87, Feb. 7 }	TAYLOR, JOHN W., F.R.I.B.A. .	31, Westgate Road, Newcastle-on-Tyne.
1026	{ A. '83, Dec. 17 F. '89, Nov. 11 }	TAYLOR, MATTHEW	Northchapel, Petworth, Sussex.
1825	1890, May 29	TAYLOR, RICHARD FREDERICK .	3, King Street, Cheapside, E.C.
2406	1891, Nov. 4	TAYLOR, SAMUEL	Nuttall, Nottingham.
2407	1891, Nov. 4	TAYLOR, THOMAS WALTERS . .	25, Brazennose Street, Manchester.
2639	{ A. '94, Feb. 23 F. '94, Oct. 10 }	*TEE, SAMUEL CLIFFORD . . .	50, Moorgate Street, E.C.
2469	{ A. '91, Nov. 4 F. '94, Oct. 10 }	*TEMPLE, FREDERICK WILSON .	27, Sandgate Road, Folkestone, Kent.
2885	1895, Sept. 2	TENER, EDWARD SHAW	The Square, Loughrea, Co. Galway.
1069	1884, Jan. 28	TEWSON, EDWARD	80, Cheapside, E.C.
859	{ A. '82, Dec. 18 F. '85, Jan. 12 }	TEWSON, EDWARD ARTHUR . .	80, Cheapside, E.C.
806	{ A. '82, Apr. 24 F. '90, Nov. 10 }	THEOBALD, HENRY	{ 48, Finsbury Pavement, E.C., and 19, Cranbrook Gardens, Cranbrook Road, Ilford, Essex.
924	1888, April 16	THEOBALD, HENRY WELLS DEWHURST	
2408	1891, Nov. 4	THOMAS, GEORGE	Queen's Chambers, Cardiff.
1765	1890, Mar. 10	THOMAS, GLEGGE	{ Cheshire Lines Committee, Central Station, Liverpool.
2409	1891, Nov. 4	THOMAS, JOHN HENRY	78, Gloucester Road, South Kensington, S.W.
829	1874, Jan. 16	THOMAS, JOSIAH	Athenaeum Chambers, Nicholas Street, Bristol.
2410	1891, Nov. 4	THOMAS, WILLIAM	Castlemartin Court, near Pembroke.

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841	1882, Dec. 18	THOMPSON, ARTHUR EDMUND .	Leadenhall Buildings, E.C.
2411	1891, Nov. 4	THOMPSON, FRANCIS WILLIAM .	18, Wood Street, Bolton.
2412	1891, Nov. 4	THOMPSON, GEO. W., A.M.I.C.E.	Vine Street, Tooley Street, Southwark, S.E.
1329	1886, Dec. 6	THOMSON, WILLIAM CUNNINGHAM	Hill House, Haydon Bridge, Northumberland.
1473	1888, Mar. 19	THORNE, ARNOLD, F.R.I.B.A. .	Cross Street, Barnstaple, Devon.
757	{ A. '82, Feb. 13 } { F. '89, Nov. 25 }	THORPE, CHRISTOPHER . . .	Spring House, Calow, Chesterfield.
2122	1891, May 23	THORPE, JOHN	Nailstone, Nuneaton, Leicestershire.
1000	1883, Dec. 17	THORPE, WILLIAM	Nailstone, Nuneaton, Leicestershire.
2722	{ A. '94, Oct. 30 } { F. '95, July 8 }	*THRING, DOUGLAS THEODORE .	Central Hall, Bedford.
657	1891, Dec. 19	THURGOOD, HERBERT JOHN .	27, Chancery Lane, W.C.
623	1889, Apr. 29	THURGOOD, WILLIAM HENRY .	22, Great George Street, S.W.
591	{ A. '80, Dec. 13 } { F. '87, Nov. 14 }	THURNALL, JOHN EDWARD . .	Royston, Herts.
494	1878, Jan. 14	THURSFIELD, THOMAS HOWELLS	The Grange, Much Wenlock, Shropshire.
45	1868, Jun. 15	THYNNE, EDWARD LEWIS . . .	9, Victoria Street, S.W.
155	1869, Jan. 11	THYNNE, FREDERICK GEORGE .	9, Victoria Street, S.W.
1070	1884, Jan. 28	THYNNE, GUY HARRY	9, Victoria Street, S.W.
1865	1890, Nov. 22	TIDMAN, EDWARD	Connaught Mansions, 34, Victoria Street,
1297	{ A. '86, Jan. 11 } { F. '89, Mar. 18 }	*TIFFEN, JOHN HENRY	Conservancy Buildings, Hull.
1373	1887, Feb. 21	TINDALL, CHARLES WILLIAM .	Wainfleet, R.S.O., Lincolnshire.
2386	1895, Sept. 2	TISDALL, HY. CHICHESTER . .	Dulargy, Ravensdale, Co. Louth.
2413	1891, Nov. 4	TODD, RICHARD	Englefield, near Reading.
1241	1885, Jan. 12	TODD, WILLIAM H., M.I.C.E.	County Buildings, Hull.
1438	1888, Jan. 9	TOMLINSON, THOMAS	Estate Office, Alnwick Castle, Northumb.
1600	1889, Mar. 4	TOMPSETT, WILLIAM ROBERT	{ Meadhurst, Tonbridge, and Stone Castle Paddock Wood, Kent.
1327	1890, May 29	TOMSON, JAMES JOHN	The Châlet, King's Norton, near Birmingham.
766	1882, Feb. 27	TOOTELL, CHARLES	13, King Street, Maidstone, Kent.
767	1882, Feb. 27	TOOTELL, JOSEPH	13, King Street, Maidstone, Kent.
473	1877, Jan. 29	TOOTELL, RICHARD WILLIAM .	11, Queen Victoria Street, E.C.
2550	{ A. '92, Nov. 28 } { F. '96, Feb. 3 }	*TORY, JOHN EDWARD	Dorchester, Dorset, and Yeovil, Somerset.
447	1876, Apr. 24	TOWER, BROWNLOW RICHARD } CHRISTOPHER }	Bridgewater Estate Office, Ellesmere, Sal.
2887	1895, Sept. 2	TOWNSEND, CHARLES EYRE } COOTE }	Fairyhouse, Kilmallock.
2888	1895, Sept. 2	TOWNSEND, ROBERT UNIAKKE } FITZGERALD }	18, South Mall, Cork.
2889	1895, Sept. 2	TOWNSEND, THOMAS CROFTON } CROKER }	Ardbrae, Bray, Co. Wicklow.
2890	1895, Sept. 2	TOWNSHEND, CHARLES LOFTUS	15, Molesworth Street, Dublin.
2891	1895, Sept. 2	TOWNSHEND, CHARLES UNIAKKE	15, Molesworth Street, Dublin.
2892	1895, Sept. 2	TOWNSHEND, JAMES RICHARD } CLARKE }	23, South Frederick Street, Dublin.

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2893	1895, Sept. 2	TOWNSHEND, LOFTUS UNIACKE	Estate Office, Mallow.
2894	1895, Sept. 2	TOWNSHEND, THOMAS COURTNEY	23, South Frederick Street, Dublin.
2414	1891, Nov. 4	TRAFFORD, FREDERICK CHARLES	100, Jermyn Street, St. James's, S.W.
972	{ A. '83, May 25 } { F. '86, Dec. 6 }	*TREADWELL, HENRY JOHN	2, Waterloo Place, Pall Mall, S.W.
2895	1895, Sept. 2	TRENCH, ARTHUR	Dromkeen, Cavan.
2896	1895, Sept. 2	TRENCH, GEO. FREDERIC	Estate Office, Ardfer, Co. Kerry.
2897	1895, Sept. 2	TRENCH, JAMES CURRIE	Beverston, Dundrum, Co. Dublin.
2898	1895, Sept. 2	TRENCH, JOHN TOWNSEND	Kenmare, Co. Kerry.
2899	1895, Sept. 2	TRENCH, PHILIP FRANCIS CHENEVIX	{ 30, Kildare Street, Dublin.
415	1891, Nov. 4	TREPPIN, ERNEST C.	Vasterne, Wootton Bassett, Wilts.
1001	1883, Dec. 17	TRETHEWY, HENRY	Silsoe, Ampthill, Beds.
1292	1886, Jan. 11	TRIST, JOHN WILLIAM	62, Old Broad Street, E.C.
355	1874, May 11	TROLLOPE, CHARLES BROWN	13, Parliament Street, S.W.
592	{ A. '90, Dec. 13 } { F. '91, Jan. 19 }	TROLLOPE, HENRY CHARLES	7, Hobart Place, S.W.
1131	{ A. '84, Mar. 10 } { F. '91, Aug. 4 }	TRUMPER, JOHN ALFRED	23, Lincoln's Inn Fields, W.C.
92	1868, Jun. 15	TRUMPER, RICHARD	23, Lincoln's Inn Fields, W.C.
2040	1891, Mar. 14	TUBBS, WALTER BURNELL	St. Martin's House, 1, Gresham Street, E.C.
2470	{ A. '91, Nov. 4 } { F. '96, Jan. 6 }	*TUCKETT, PERCIVAL FOX	2, Basinghall Street, E.C.
2416	1891, Nov. 4	TURNER, ALEXANDER HENRY	199, Piccadilly, W.
1495	1888, Nov. 12	TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
2900	1895, Sept. 2	TURNER, FREDERICK ADOLPHUS BRABAZON	{ The Estate Office, Gorey.
904	1883, Feb. 26	TURNER, FREDERICK JOHN	Mansfield-Woodhouse, Mansfield, Notts.
1866	1890, Nov. 22	TURNER, JOSEPH HARLING	Portland Estate Offices, Kilmarnock.
2124	1891, May 23	TURNER, THOMAS NEVE	37, Upper Berkeley Street, Portman Square, W.
1520	1888, Dec. 10	TURNER, THOMAS WARNER	Welbeck Abbey, Worksop, Notts.
1246	1885, Jan. 26	TURNOR, EXSUPERIUS WESTON . . .	The Green, Stafford.
1867	1890, Nov. 22	TURTON, EDWARD JAMES	Horkstow, Barton-on-Humber, Lincolnshire.
1698	{ A. '90, Jan. 6 } { F. '93, Aug. 9 }	*TYLER, JAMES WILLIAM	10, Mount Street, W.
2901	1895, Sept. 2	TYNDALL, ALBERT HENRY	Ballyanne House, New Ross, Co. Wexford.
2932	1895, Sept. 2	TYRRELL, GARRETT CHARLES	Ballinderry, Carbery, Co. Kildare.
2417	1891, Nov. 4	TYSER, RICHARD	360, High Road, Chiswick, W.
905	1883, Feb. 26	VAIZEY, JOHN GEORGE	{ Bocking, Braintree, Essex, and 44, Bedford Row, W.C.
2125	1891, May 23	VALLANCE, ROBT. F., F.R.I.B.A.	Mansfield, Notts.
2903	1895, Sept. 2	VANDELEUR, CECIL ERNEST	Estate Office, Mallow, Co. Cork.

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2904	1895, Sept. 2	VEREKER, HENRY ROBERT . .	Summerville, Westport, Co. Mayo.
429	1876, Feb. 21	*VERNON, ARTHUR (Member of Council)	{ Borshams, High Wycombe, Bucks, and Cockspur Street, S.W.
2905	1895, Sept. 2	VERNON, ARTHUR POMEROY . .	1, Wilton Place, Dublin.
2906	1895, Sept. 2	VERNON, FANE	Pembroke Estate Office, Wilton Place, Dublin.
2289	1891, Nov. 4	†VERNON-INKPEN, GEORGE CHAS.	6, King's Road, Southsea, Hants.
2907	1895, Sept. 2	VERSCHOYLE, WILLIAM HENRY FORSTER	{ Woodley, Dundrum.
418	1876, Jan. 10	VIGERS, ASTLEY	4, Frederick's Place, E.C.
498	{ A. '78, Jan. 28 F. '83, Nov. 12 }	VIGERS, LESLIE ROBERT . . .	4, Frederick's Place, E.C.
594	{ A. '80, Dec. 13 F. '85, Nov. 9 }	VIGERS, MARTIN	52, Queen Victoria Street, E.C.
46	1868, Jun. 15	VIGERS, ROBERT (Vice-President)	4, Frederick's Place, E.C.
1496	1888, Nov. 12	VILLAR, JAMES	1A, Cambray, Cheltenham.
1801	1889, Mar. 4	WACHER, THOMAS	Upper Bridge Street, Canterbury, Kent.
1868	1890, Nov. 22	WADDINGTON, JOHN ALLEN . .	Estate Office, Rendcomb Park, Cirencester.
2126	1891, May 23	WADE, GEORGE TEMPEST . . .	Halford Street, Leicester.
842	1882, Dec. 18	WADE, JOHN	10, Pitt Street, Barnsley.
2418	1891, Nov. 4	WADLING, HY. JOHN, F.R.I.B.A.	Lamb Building, Temple, E.C.
2419	1891, Nov. 4	WADMORE, BEAUCHAMP, A.R.I.B.A.	35, Great St. Helen's, E.C.
1618	1889, Apr. 1	WAGSTAFFE, THOMAS ROGERS .	{ 11, Devonshire Road, Balham, S.W., and Leadenhall Street, E.C.
843	1882, Dec. 18	WAINWRIGHT, CHARLES RAW- LINSON	{ Shepton Mallet, Somerset.
1631	1889, Nov. 25	WAINWRIGHT, THOMAS TAYLOR. (Member of Council)	21, Leigh Street, Liverpool.
1392	1887, May 9	WALCOTT, LYONS RODEN SYMPSON	1, Gray's Inn Place, W.C.
1869	1890, Nov. 22	WALKER, FRANCIS ELLIOTT . .	Blake Street, York.
2421	1891, Nov. 4	WALKER, GEORGE BOOTH . . .	Wainfleet, Lincolnshire.
743	1882, Feb. 13	WALKER, HERBERT, A.M.I.C.E., F.R.I.B.A.	{ Newcastle Chambers, Angel Row, Nottingham.
2127	1891, May 23	WALKER, JOSEPH	Lepton Avenue, The Park, Nottingham.
2471	{ A. '91, Nov. 4 F. '92, Oct. 12 }	*WALKER, JOSEPH ARTHUR . .	Ashton Court Estate, Long Ashton, Clifton.
1773	1890, Mar. 24	WALKER, JOSHUA	Market Place, Retford, Notts.
659	1881, Dec. 19	WALKER, SAMUEL	22, Moorgate Street, E.C.
1072	1884, Jan. 28	WALL, GEORGE YOUNG	Exchequer Buildings, Durham.
2420	1891, Nov. 4	WALLACE, GEORGE	{ St. Giles' District Board of Works, 19 Holborn, W.C.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1178	1884, May 19	WALLACE, HENRY	Trench Hall, Gateshead-on-Tyne, Co. Durham.
1455	1888, Feb. 6	WALLINGTON, JOHN ARTHUR BEACH	} Basingstoke, Hants.
1028	{ A. '83, Dec. 17 } { F. '97, May 31 }	*WALLIS, JOHN DAVID	
785	1882, Mar. 27	WALMSLEY, ARTHUR THOMAS, M.I.C.E.	} 9, Victoria Street, S.W., and Harbour Board Offices, Dover, Kent.
2042	1891, Mar. 14	WALMSLEY, J. W., F.R.I.B.A.	
1828	1890, May 29	WANKLYN, PHILLIP ENDELL	Dixon, near Monmouth.
1407	1887, Dec. 19	WARD, DANIEL	} 8, Courtenay Street, Plymouth, and Hewton, Beeralston, Devon.
1724	1890, Feb. 10	WARD, FELIX JOHN	
1469	1888, Mar. 5	WARD, FRANK	Burnville, Tavistock, North Devon.
1029	{ A. '83, Dec. 17 } { F. '89, Nov. 11 }	WARD, GEORGE	"Lyndhurst," 2, Stowe Road, Goldhawk Road, W.
2909	1895, Sept. 2	WARD, HON. SOMERSET	Isle o' Valla House, Downpatrick.
660	1881, Dec. 19	WARE, CHAS. EDWIN, M.I.C.E.	Gandy Street Chambers, Exeter.
1141	1884, Apr. 21	WARING, CHARLES EDWARD . . .	1, Charles Street, Crockherbtown, Cardiff.
1871	1890, Nov. 22	WARING, HERBERT FULLER . . .	46, Earl Street, Maidstone, Kent.
2423	1891, Nov. 4	WARNER, ALFRED E., A.R.I.B.A.	5, Warwick Court, Gray's Inn, W.C.
1632	1889, Nov. 25	WARNER, HENRY	Faringdon, Alton, Hants.
189	{ A. '69, Mar. 8 } { F. '75, Apr. 12 }	WARNER, WILLIAM HENRY . . .	} 130, Mount Street, Grosvenor Square, W.
2910	1895, Sept. 2	WARNOCK, THOMAS ARCHIBALD .	
2911	1895, Sept. 2	WARREN, RICHARD LANE	61, South Mall, Cork.
2424	1891, Nov. 4	WATERMAN, ALBERT JAMES . . .	20, Week Street, Maidstone.
874	1883, Jan. 29	WATERMAN, JAMES	Ashford, Kent.
2044	1891, Mar. 14	WATERS, EDWARD	The Canal, Salisbury, Wilts.
758	{ A. '82, Feb. 13 } { F. '87, Mar. 7 }	WATERS, WILLIAM RICHARD . . .	} 5, Waterloo Place, S.W.
1101	{ A. '84, Feb. 11 } { F. '89, Mar. 4 }	WATKINS, ROBERT ARUNDEL . . .	
47	1868, Jun. 15	WATNEY, DANIEL	33, Poultry, E.C.
(Past-President)			
1957	1891, Jan. 17	WATNEY, DENDY	4A, Frederick's Place, E.C.
951	{ A. '83, May 21 } { F. '87, Feb. 21 }	WATNEY, WALTER DANIEL . . .	} 27, Terminus Road, Eastbourne, Sussex.
657	1889, Dec. 9	WATSON, ALFRED	
2912	1895, Sept. 2	WATSON, ARTHUR B.	2, Seapoint Terrace, Monkstown, Co. Dublin.
574	1880, Mar. 1	WATSON, HERBERT EDWARD . . .	} New Grove, Petworth, Sussex, and 6, Lendal, York.
1286	{ A. '84, Dec. 8 } { F. '95, Oct. 1 }	*WATSON, JAMES BRUCE	
2425	1891, Nov. 4	WATSON, JOHN	Cogan Chambers, Bowlalley Lane, Hull.
1290	{ A. '85, Dec. 7 } { F. '94, May 2 }	*WATSON, JOHN, JUN.	Wentbridge Lodge, Pontefract, Yorkshire.
2913	1895, Sept. 2	WATSON, WILLIAM JAMES	Aughavilla Lodge, Warrenpoint, Co. Down.
1456	1888, Feb. 6	WATT, ALEXANDER	Ravenglass, Carnforth, Lancashire.
467	{ A. '76, Dec. 18 } { F. '79, Nov. 10 }	WATTS, CHARLES	13, Southampton Street, Strand, W.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
2426	1891, Nov. 4	WATTS, SAMUEL LINGARD . . .	40, South King Street, Cross Street, Manchester.
1633	1889, Nov. 25	WATTS, WILLIAM JOHN . . .	40, South King Street, Cross Street, Manchester.
1658	1889, Dec. 9	WAY, HENRY JAMES.	{ 109, Lower St. James' Street, Newport, I. Wight.
284	1872, May 6	WEALL, JOHN	38, High Street, Watford.
1045	1884, Jan. 14	WEATHERALL, HENRY	22, Chancery Lane, W.C.
700	1882, Jan. 16	WEAVER, WILLIAM, M.I.C.E. .	Town Hall, Kensington, W.
2915	1895, Sept. 2	WEBB, CHARLES	Rahilly, Sligo.
215	1869, Dec. 6	WEBB, GEORGE	Tunstall, Sittingbourne, Kent.
1725	1890, Feb. 10	WEBB, WILLIAM	4, High Street, Croydon.
1478	1888, Apr. 16	WEBSTER, ALEXANDER	{ 100, Highgate, and 9, Cliff Terrace, E. Westmoreland.
1908 {	A '90, Nov. 22 } F. '97, Feb. 8 }	*WEBSTER, HUGH CALTHROP .	97, Gresham Street, E.C.
1659	1889, Dec. 9	WELCH, FREDERICK WILLIAM .	{ 170, North Street, Brighton, and 30A, W. Road, Hove, Sussex.
2128	1891, May 23	WELLS, EDWIN	Barnard Castle, Co. Durham.
2563 {	A. '92, Nov. 28 } F. '96, Oct. 1 }	*WELLS, WILLIAM HENRY . . .	{ 2, Utrecht Mansions, Haarlem Road, Kensington, W.
1169 {	A. '84, May 5 } F. '90, Dec. 8 }	WELLS, WILLIAM HOWLEY . .	Estate Office, Evershot, Dorset.
661	1881, Dec. 19	WELLSTED, WM. H., A.M.I.C.E.	Manor Street, Hull.
2914	1895, Sept. 2	WELPLY, JAMES	65, George Street, Limerick.
3152	1897, Feb. 17	WENBORN, SIDNEY THOMAS. .	Royal Engineer Office, Portsea, Hants.
2615 {	A. '93, Oct. 4 } F. '95, Oct. 1 }	*WEST, CHARLES HENRY EDWARD	5A, Orchard Street, Portman Square, W.
744	1882, Feb. 13	WESTBURY, GEORGE HENRY .	The Knoll, Andover, Hants.
2045	1891, Mar. 14	WETHERALL, HARRY LANCASTER	Brachlyn, Winchfield, Hants.
1454	1883, Feb. 6	WHALLEY, HENRY SHAW . . .	3, Hunter Street, Town Hall Square, Chester.
779	1882, Mar. 13	WHARTON, THOMAS GEORGE .	7 and 8, Ironmonger Lane, E.C.
1726	1890, Feb. 10	WHATLEY, FREDERICK ERNEST	Cirencester.
2554 {	A. '92, Nov. 28 } F. '97, June 28 }	*WHEELER, JOHN HENRY WEST	5, Sloane Square, S.W.
2427	1891, Nov. 4	WHITE, ALFRED E., A.M.I.C.E.	Town Hall, Hull.
3015	1896, Jan. 21	WHITE, ARTHUR	99, George Street, Limerick.
1958	1891, Jan. 17	WHITE, ARTHUR JEFFERY . .	Wrangaton, Ivybridge, South Devon.
1959	1891, Jan. 17	WHITE, CHARLES ALEXANDER .	18, High Street, Dorking, Surrey.
2428	1891, Nov. 4	WHITE, JAMES ALEXANDER . .	18, High Street, Dorking.
745	1882, Feb. 13	WHITE, JOHN.	Warrington, Lancashire.
1774	1890, Mar. 24	WHITE, JOHN.	Granville Road, Sevenoaks, Kent.
2916	1895, Sept. 2	WHITE, RICHARD	Cloncallon, Ballymahon, Mullingar.
2429	1891, Nov. 4	WHITE, WILLIAM HENRY . . .	31, Eldon Street, South Place, Finsbury, E.C.
701	1882, Jan. 16	WHITELEY, CHARLES PERRY .	82, Queen Street, E.C.
2723 {	A. '94, Oct. 30 } F. '96, May 11 }	*WHITTAKER, JOHN DRONSFIELD	Oxford and Cambridge Club, Pall Mall, S.W.
2481	1891, Nov. 4	WHITTON, JOHN WILLIAM . .	2, St. James's Street, Derby.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1790	1890, Apr. 14	WIGLEY, GEORGE DAVYS EDWARD	Winslow, Bucks.
234	{ A. '70, Feb. 7 } F. '76, Nov. 13 }	WIGRAM, JOHN	South Collingham, Newark, Notts.
2492	1892, Feb. 26	WILBRAHAM, EDWARD SIDNEY .	Estate Office, St. Giles, Salisbury.
2046	1891, Mar. 14	WILDE, WILLIAM	Brockett House, Sharrow, Sheffield.
2433	1891, Nov. 4	WILKIN, HORACE MARTIN . .	King's Lynn, Norfolk.
2434	1891, Nov. 4	WILKINS, WILLIAM	Pencastell, Llanelly, Carmarthenshire.
721	1882, Jan. 30	WILKINSON, GEORGE AYSCOUGH	7, Poultry, E.C.
1960	1891, Jan. 17	WILKINSON, GEORGE HERBERT.	7, Poultry, E.C.
1226	1884, Dec. 8	WILKINSON, THOMAS	{ 170, North Street, Brighton, and 30A, Western Road, Hove, Sussex.
1766	1890, Mar. 10	WILLIAMS, EDWARD BICKERTON	City Chambers, 82, New Street, Birmingham.
2435	1891, Nov. 4	WILLIAMS, GERALD GARNOUS .	St. John's Mount, Brecon, South Wales.
1094	1884, Feb. 11	WILLIAMS, JOHN	Gwernhefin, Bala, North Wales.
378	{ A. '75, Jan. 18 } F. '90, Feb. 24 }	WILLIAMS, LEONARD JAMES .	118, Queen Victoria Street, E.C.
240	1870, May 9	WILLIAMS, STPH. W., F.R.I.B.A.	Rhayader, Radnorshire.
568	{ A. '80, Jan. 19 } F. '88, Apr. 16 }	WILLIAMS, WILLIAM HERBERT.	Great Western Railway, Paddington, W.
2129	1891, May 23	WILLIAMS, WILLIAM LLOYD .	24, High Street, Carnarvon.
2617	{ A. '93, Oct. 4 } F. '97, Feb. 22 }	*WILLIS, EDWARD	21, Cornwall Gardens, Willesden Green, N.W.
2917	1895, Sept. 2	WILLIS, GILBERT DE LAVAL .	4, Kildare Street, Dublin.
2918	1895, Sept. 2	WILLIS, HENRY DE LAVAL . .	Ennis, Co. Clare.
1593	1889, Feb. 25	WILLMOT, GEORGE DYOTT . .	6, Waterloo Street, Birmingham.
807	{ A. '82, Apr. 24 } F. '87, May 9 }	WILLMOT, JOHN	6, Waterloo Street, Birmingham.
2919	1895, Sept. 2	WILSON, ARTHUR JN. DE COURCY	Garvagh, Edgesworthstown.
1004	1883, Dec. 17	WILSON, SIR JACOB	{ 15, Great George Street, S.W. and Chillingham, Alnwick.
662	1881, Dec. 19	WILSON, THOMAS SILK	Albert Square, Manchester.
1962	1891, Jan. 17	WILSON, WILLIAM HENRY . .	25, Fountain Street, Manchester.
2436	1891, Nov. 4	WINN, THOMAS	90, Albion Street, Leeds.
1963	1891, Jan. 17	WINTERTON, HARRY JOHN CAM- PION	{ St. Mary's Chambers, Lichfield.
1964	1891, Jan. 17	WINTERTON, WILLIAM MOXON .	Walton Warren, Burton-on-Trent.
2437	1891, Nov. 4	WISE, CHARLES DACRES . . .	Toddington, Winchcomb, Glos.
2047	1891, Mar. 14	WITHALL, LATHAM A., F.R.I.B.A.	Jewry House, Old Jewry, E.C.
2130	1891, May 23	WOLFENDEN, THOMAS	54, Hall Street, Southport, Lancashire.
2438	1891, Nov. 4	WOLLEY, THOMAS JOHN . . .	Clungunford Estate Office, Aston-on-Clun, Salop.
1909	{ A. '90, Nov. 22 } F. '91, May 25 }	*WOOD, CHARLES BRUCE. . . .	37, Irene Road, Parson's Green, S.W.
539	{ A. '79, Mar. 17 } F. '91, July 6 }	WOOD, HENRY	97, Gresham Street, E.C.
1474	1888, Mar. 19	WOOD, JOHN DANIEL	6, Mount Street, W.
2048	1891, Mar. 14	WOOD, WILLIAM	Ivymeath, Snodland, Rochester, Kent.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1873	1890, Nov. 22	WOODBIDGE, STEPHEN, JUN. .	210, High Street, Brentford.
1874	1890, Nov. 22	WOODFORDE, LIONEL BURNET .	38, St. Peter's Hill, Stamford, Lincolnshire
845	1882, Dec. 18	WOODHAMS, JAMES	Havelock Road, Hastings.
2131	1891, May 23	WOODMAN, THOMAS FOSTER .	32, St. Peter Street, St. Albans.
2557	{ A. '92, Nov. 28 } { F. '95, Oct. 1 }	*WOODS, ARTHUR GEORGE . .	Alverstone House, Hounslow.
2132	1891, May 23	WOODS, THOMAS	4 and 5, Church Parade, Hounslow, Middle
2439	1891, Nov. 4	WOODTHORPE, E., F.R.I.B.A. .	1, Circus Place, E.C.
711	{ A. '82, Jan. 16 } { F. '90, Apr. 14 }	WOODWARD, WM., A.R.I.B.A. .	13, Southampton Street, Strand, W.C.
2440	1891, Nov. 4	WOOLER, WALTER HERNAMAN .	Waterloo Street, Weston-super-Mare.
2049	1891, Mar. 14	WOOLLEY, JOHN TURTON . .	Salisbury, Wilts.
613	1881, Feb. 21	WOOLLEY, REGINALD. . . .	{ Silver Street, Lincoln, and South Colling
427	{ A. '76, Feb. 7 } { F. '80, Nov. 8 }	WOOLLEY, THOMAS CECIL SMITH	Newark, Notts.
267	{ A. '71, Nov. 13 } { F. '77, Jan. 29 }	WOOLLEY, WILLIAM EDWARD .	South Collingham, Newark, Notts.
1876	1890, Nov. 22	WORDSWORTH, ROBERT WALTER	The Red House, Loughborough, Leicesters
680	{ A. '81, Dec. '19 } { F. '87, Jan. 10 }	WORDS, WILLIAM EDWARD .	Whit Moor, Ollerton, Notts.
2441	1891, Nov. 4	WREATHALL, ROBERT T. . .	{ The Vestry Hall, St. Martin's Place, Tra
2442	1891, Nov. 4	WRENNALL, WILLIAM	Square, W.C., and Manor House, Gree
2443	1891, Nov. 4	WRIGHT, CHARLES WILLIAM .	Harrow.
1200	1884, May 26	WRIGHT, GEORGE THOMAS GREEN	9, Harrington Street, Liverpool.
2444	1891, Nov. 4	WRIGHT, JAMES	Wollaton, Notts.
1521	1888, Dec. 10	WRIGHT, THOMAS	3, Great Winchester Street, E.C.
283	1872, Apr. 22	WRIGHT, WILLIAM	St. James's Street, Derby.
292	1872, Dec. 9	WRIGHT, WILLIAM EDWARD .	Rawcliffe, near Selby, Yorkshire.
1749	1891, Feb. 24	WRIGHTSON, ARTHUR FREDERICK	Post Office Terrace, Cambridge.
732	1882, Jan. 30	WYATT, OLIVER NEWMAN . .	Wollaton, Nottinghamshire.
2620	{ A. '93, Oct. 4 } { F. '95, Nov. 1 }	*WYLES, JOHN WALTER . . .	(Member of Council)
120	1884, Mar. 10	WYLEY, HENRY JAMES . . .	King's Lynn, Norfolk.
1227	1884, Dec. 8	WYLEY, WILLIAM JOHN . . .	26, Budge Row, E.C.
2920	1895, Sept. 2	WYNNE, ALFRED HENRY . . .	East Street, Chichester.
2445	1891, Nov. 4	YORK, HENRY	*WYLES, JOHN WALTER . . .
599	{ A. '81, Jan. 10 } { F. '91, Jan. 5 }	YOUNG, ANDREW	Melrose, Cambridge Park, Wanstead, N.E.
2493	1892, Feb. 26	YOUNG, CHARLES	Bridgnorth, Shropshire.
			2, School Chambers, Shrewsbury.
			Collon, Drogheda.
			{ East Barnet Valley Urban District C
			Station Road, New Barnet.
			London County Council, 17, Spring Garden
			Alton, Hants.

No. Dip.	Date of Election and of Transfer.	FELLOWS.	
1830	1890, May 29	YOUNG, DOUGLAS	51, Coleman Street, E.C.
2446	1891, Nov. 4	YOUNG, EDWARD H., A.M.I.C.E.	Central Chambers, South Castle Street, Liverpool.
2921	1895, Sept. 2	YOUNG, GEORGE LAWRENCE . .	Randalstown, Co. Antrim.
2478	{ A. '91, Nov. 4 F. '92, Nov. 14 }	*YOUNG, HARRY AUSTIN LINDSAY	The Johnstone Estate Office, Weymouth, Dorset.
524	{ A. '78, Dec. 9 F. '91, Feb. 2 }	YOUNG, MORGAN HENRY . . .	17, Southampton Street, Bloomsbury Square, W.C.
2447	1891, Nov. 4	YOUNG, OSWALD WILLIAM . . .	Mersey Docks and Harbour Board, Liverpool.
2922	1895, Sept. 2	YOUNG, OWEN WALLER O'GRADY	Harristown, Castlereagh, Co. Roscommon.
2448	1891, Nov. 4	YOUNG, THOMAS	67 and 69, Chancery Lane, W.C.

Total number of Fellows, 1,814.

Professional Associates.

The names of those Professional Associates who have qualified for the Class by Examination are distinguished thus *

The names of those Professional Associates who have further qualified by Examination for, but have not yet been transferred to, the Class of Fellows, are distinguished thus †

Diploma
Number.

	Date of Election.		
2648	1894, Oct. 30	*ADAMS, GERALD JAS. FREDERICK	38, The Chase, Clapham Common, S.W.
2929	1895, Oct. 24	*ADAMS, HERBERT	43, Thornhill Road, Barnsbury, N.
3072	1896, Oct. 28	*ADDISCOTT, HENRY HUGH . .	18, St. Kilda's Road, Stoke Newington, N.
2564	1893, Oct. 4	*ALLEN, JOHN PARNELL . . .	{ 23, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
2990	1895, Oct. 24	*†ALLEN, PERCY	Warrington House, Duppas Hill, Croydon.
3073	1896, Oct. 28	*AMBLER, SYDNEY WOOD . . .	10, Leighton Street, Woburn, Bedfordshire.
2931	1895, Oct. 24	*ANDERSON, THOMAS JOHN . .	59, Fenchurch Street, E.C.
3074	1896, Oct. 28	*ANDREWS, STEPHEN HAMPTON .	3, Flora Street, Barry, South Wales.
1877	1890, Nov. 22	*ARMYTAGE, FRANCIS REGINALD.	Windsor House, Shrewsbury.
3042	1896, June 2	*ARNO, SAMUEL	17, Parliament Street, S.W.
3075	1896, Oct. 28	*†ASHENDEN, LEONARD THOMAS	Kent Fire Office, 29, High Street, Canterbury, Kent.
1750	1890, Feb. 24	*†ASSITER, HARRY G.	{ The Old Vestry Hall, 5, St. Martin's Place, Tra- falgar Square, W.C., and 207, Brixton Road, S.W.

† Special Sanitary Science Certificate.

Dip.
No.

Date of Election.

PROFESSIONAL ASSOCIATES.

2650	1894, Oct. 30	*ASTLEY, REGINALD BASIL . . .	Tring, Herts.
1878	1890, Nov. 22	*AYLEN, CECIL HUGH . . .	13, Kensington Park Road, W.
1281	1885, Dec. 7	*BAKER, CECIL CAUTLEY . . .	44, Temple Chambers, Temple Avenue, E.
553	1879, Dec. 8	BALDING, ALBERT . . .	57, Coleman Street, and Barkway, Herts.
1522	1888, Dec. 10	*BALL, JAMES BENJAMIN . . .	84, Mount View Road, Stroud Green, N.
2932	1895, Oct. 24	*BANKS, FREDERICK STUART ANGUS	101, Bethune Road, Stamford Hill, N.
2567	1893, Oct. 4	*BANNISTER, TOM HARRISON CAFFYN	Limehurst, Hayward's Heath, Sussex.
1890	1890, Nov. 22	*BARCLAY, THOMAS	7, Victoria Road, Harborne, Birmingham.
2504	1892, Nov. 28	*BARKER, GEOFFREY LIONEL . . .	Llyndir, Rossett, North Wales.
1247	1885, Jan. 26	*BARRATT, HARRY	Hill View, Corser Street, Stourbridge, Worcs. shire.
1409	1887, Dec. 19	*BATEMAN, ARTHUR CHARLES . . .	Oriel House, Witney, Oxon.
3076	1896, Oct. 28	*BEACH, ARCHIBALD WILLIAM HICKS, CAPT.	Wick House, Downton, Wilts.
1881	1890, Nov. 22	*BEADEL, MAURICE FREDERICK	97, Gresham Street, E.C.
2451	1891, Nov. 4	*BEASLEY, JOHN ARTHUR LLEWELLYN	37, Friar Lane, Leicester.
2651	1894, Oct. 30	*BEKEN, GEORGE, JUN.	65, Cazenove Road, Stamford Hill, N.
2652	1894, Oct. 30	*BELL, HERBERT OWEN	9, Victoria Street, S.W.
2933	1895, Oct. 24	*BENTLEY, HAROLD EDWIN . . .	Percy Lodge, Twickenham Road, Teddington
883	1875, Feb. 1	BIDWELL, SHELFORD	Estates Office, Drayton Manor, Tamworth.
2934	1895, Oct. 24	*BIRCH, FRANCIS JULIAN LAURENCE	Nettlecombe, Melpash, R.S.O., Dorset.
2935	1895, Oct. 24	*BLOUNT, EDWARD	4, Frederick's Place, E.C.
1283	1885, Dec. 7	*BLUNDELL, HARRY, A.M.I.C.E.	Manchester, Sheffield, and Lincolnshire R. Engineer's Office, Manchester.
1158	1881, May 5	BLUNT, HERBERT ARTHUR SCAWEN	Estate Office, Biltons, near Canterbury, K.
3154	1897, Feb. 17	*BLUNT, MONTAGUE CECIL	8, Westbourne Crescent, Hyde Park, W.
3077	1896, Oct. 28	*BODEN, MAURICE	133, Finchley Road, N.W.
2570	1893, Oct. 4	*BODGER, PERCY MORRIS	Alexander Lodge, 4, St. Faith's Lane, Norw.
1159	1884, May 5	BOND, FREDERICK GEORGE	Old Bank House, Ipswich.
2936	1895, Oct. 24	*BOORD, WALTER BERTRAM . . .	Berverley House, Pateley Bridge, Yorks.
3078	1896, Oct. 28	*BÖSHER, VICTOR EVANS	10, The Undercliffe, St. Leonard's-on-Sea, S.
1831	1886, Dec. 6	*BOUSFIELD, EDWIN VAUGHAN DAVENPORT	99, Gresham Street, E.C.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
2133	1891, May 23	*BOWDEN, ERNEST NEWTON . .	Edge Lane, Stretford, Manchester.
2134	1891, May 23	*BOWDEN, JOHN FRIENDSHIP . .	Park View, Newport, Barnstaple, Devon.
1523	1888, Dec. 10	*BOWER, ARTHUR WENTWORTH CHIVERS	} Eccleston, Chester.
3079	1896, Oct. 28	*BRADSHAW, ARTHUR STANLEY .	
2937	1895, Oct. 24	*BRADWELL, GERVAASE HUBBART .	4, Pelham Terrace, The Park, Nottingham.
1965	1891, Jan. 17	*BREVETOR, THOMAS	28, Eldon Street, E.C.
1663	1889, Dec. 9	*BRIDGFORD, LEO APPLETON . .	28, Cross Street, Manchester.
1374	1887, Feb. 21	*BRIGGS, JOHN	London County Council, Spring Gardens, S.W.
3080	1896, Oct. 28	*BRIGHTON, GEORGE LAWRENCE .	Claremont, Barry Road, East Dulwich, S.E.
2655	1894, Oct. 30	*BURNSLEY, HERBERT GEORGE WILLIAM	} 30 & 31, New Bridge Street, Ludgate Circus, E.C.
2938	1895, Oct. 24	*BROOKS, JOHN McMULLEN . .	
2939	1895, Oct. 24	*BROOKS, PHILIP FULLER . .	64, Kirkdale, Sydenham, S.E.
1073	1884, Jan. 28	BROWN, ALEXANDER	Home Farm, Hothfield, Ashford.
3081	1896, Oct. 28	*BROWN, FREDERICK	London County Council, Spring Gardens, S.W.
2507	1892, Nov. 28	*BROWN, GEORGE TURVILLE . .	34, Great George Street, S.W.
1410	1887, Dec. 19	*BROWN, WILLIAM EDWARD . .	Reading Villa, Denmark Road, Watford, Herts.
2626	1894, Feb. 23	*BROWN, WILLIAM LOBIN TRANT	Public Offices, Dyne Road, Kilburn, N.W.
2656	1894, Oct. 30	*BRUCE, ALEXANDER DAVID . .	Trowse Newton, Norwich, Norfolk.
944	1883, May 21	BUCKLAND, WILLIAM THOMAS . .	9, Whitehall Place, S.W.
1691	1890, Jan. 6	*BULBECK, GEORGE	Clanfield, 34, Elms Road, Clapham Park, S.W.
2308	1892, Nov. 28	*BURDER, REGINALD EDWARD CAMPBELL	} Ham Rectory, Hungerford, Berks.
1412	1887, Dec. 19	*BUSS, FLEETWOOD GEORGE WILLIAM	
2941	1895, Oct. 24	*BUTLER, RICHARD PIERCE . .	Ballin Temple, Tullow, Co. Carlow.
2657	1894, Oct. 30	*BUTLER, ALBERT ERNEST . .	Bearwood Farm, Wokingham, Berks.
1160	1884, May 5	BUTTERWORTH, JOSIAH	Mansfield, Notts.
2658	1894, Oct. 30	*CAMBRIDGE, WILLIAM JAMES . .	{ Heckford Lodge, Eaton Hastings, Faringdon, Berks.
1334	1886, Dec. 6	*CAMPBELL, COLIN	
799	1882, Apr. 24	CARD, HENRY	North Street, Lewes, Sussex.
249	1870, Dec. 12	CARDALL, FREDERIC WILLIAM .	9, Whitehall Place, S.W.
2659	1894, Oct. 30	*CARNEILL, SYDNEY GEORGE . .	Rushton, Wellington, Salop.
2452	1891, Nov. 4	*CARR, THOMAS EDMUND . .	5, Fulham Place, Paddington, W.
1413	1887, Dec. 19	*CARTER, ALFRED PRESLEY . .	67, Cromwell Avenue, Highgate, N.

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2943	1895, Oct. 24	*CARTWRIGHT, ALFRED STOTT	20, Nantwich Road, Crewe.
3082	1896, Oct. 28	*CATHCART, ARCHIBALD HAMILTON, THE HON.	31, Grosvenor Place, S.W.
1572	1889, Jan. 28	*CHALCRAFT, HENRY TERRELL	6, Bishopsgate Street Without, E.C.
* 3155	1897, Feb. 17	*CHAMBERLAIN, ARTHUR GEORGE RADDON	Leamington House, Malvern Wells, Worces- shire.
2572	1893, Oct. 4	*CHAMPION, GEORGE ERNEST	Redwall Farm, Linton, Kent.
1006	1888, Dec. 17	CHAPMAN, VAUGHAN GODFREY ST. JOHN	82, Queen Street, E.C.
3016	1896, Jan. 21	*CHART, CHRISTOPHER	Union Bank Chambers, Croydon.
1525	1888, Dec. 10	*CHENEY, EDWIN JOHN	Brooks Hall, Ipswich, Suffolk.
* 2509	1892, Nov. 28	*CHILD, CHARLES	Slinfold, Horsham, Sussex.
1526	1888, Dec. 10	*CHILD, EDMUND HERBERT	Sandiacre, near Nottingham.
426	1876, Feb. 7	CLAYDEN, WALTER	6, Moorgate Street, E.C.
1665	1889, Dec. 9	*†COLBOURN, HENRY JAMES	6, Priory Road, Newbury, Berks.
1202	1884, May 26	COLLIER, ARTHUR CHARLES	5, Lancaster Place, Strand, W.C.
3083	1896, Oct. 28	*COLLINS, HORACE	Suffield House, High Wycombe, Bucks.
1831	1890, May 29	*COLLYER, DANIEL WILLIAM	Sharples Hall, Bolton-le-Moors, Lanc.
2510	1892, Nov. 28	*COOKE, LIONEL	66, Cannon Street, E.C.
320	1874, Jan. 5	COOKE, WILLIAM G., A.R.I.B.A.	35, Walbrook, E.C.
2945	1895, Oct. 24	*CORFIELD, THOMAS	Greenwich District Board of Works. 141, Gre- wich Road, S.E.
3084	1896, Oct. 28	*CORY, EDWARD JOHN	High Street, Rye, Sussex.
2946	1895, Oct. 24	*COWELL, HERBERT LEE	Twyn House, Usk, Mon.
3085	1896, Oct. 28	*COWELL, WILFRED LEE	49, Lexden Road, Colchester, Essex.
3086	1896, Oct. 28	*COWIN, NORRIS TYNWALD	23, Bernard Street, Russell Square, W.C.
747	1882, Feb. 13	COWPER, RICHARD WILLIAM	81, High Street, Sittingbourne, Kent.
2573	1893, Oct. 4	*COX, REGINALD JOHN	19, Preston Street, Brighton.
3087	1896, Oct. 28	*†COX, WALTER THEODORE	"Belmont," College Road, Maidstone, Kent.
222	1870, Jan. 10	CRAWLEY, WILLIAM JEEVES	Sayesbury, Sawbridgeworth, Herts.
2661	1894, Oct. 30	*CREGEEN, HUGH STOWELL, JUN.	"Hurst," Hamilton Road, Sidcup, Kent.
615	1881, Mar. 21	CRESSWELL, JOHN THEODORE. ROSE	9, Whitehall Place, S.W.
2662	1894, Oct. 30	*CROSIER, CHARLES	Victoria Chambers (opposite Surrey Stre Lowestoft, Suffolk.
1335	1886, Dec. 6	*CROSLAND, WALTER	Estate Office, Buscot Park, Faringdon, Berks
2138	1891, May 23	*†CROSS, ARNOLD CHARLES MARTIN	Westminster Chambers, 9, Victoria Street, S.
1548	1889, Jan. 4	*CROUCH, JAMES LEONARD	3, Guildhall Chambers, 33, Basinghall Street, L

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
2947	1895, Oct. 24	*CROWTHER, KESTON NELSON	Hurstbourne, Victoria Road, Clapham Common, S.W.
3043	1896, June 2	*CROZIER, GEORGE FRANCIS	Carriekbrennan, Monkstown, Co. Dublin.
537	1879, Mar. 17	CUDLIPI, WILLIAM	33, Poultry, E.C.
877	1883, Jan. 29	CUMBERSATCH, CARLTON PARRY	9, Whitehall Place, S.W.
945	1883, May 21	DAFFARN, THOMAS ALFRED	12, St. George's Avenue, Tufnell Park, N.W.
3156	1897, Feb. 17	*DAFFORN, GEORGE BERTIE	25, High Street, Wimbledon, S.W.
3088	1896, Oct. 28	*DANIEL, HENRY WILKINSON	The Firs, Ashly Road, Burton-upon-Trent.
2628	1894, Feb. 23	*DARBISHIRE, HARRY VERNON	84, Mount Street, Grosvenor Square, W.
2574	1893, Oct. 4	*DAVID, GEORGE WILLOUGHBY	Old Bank Chambers, 27, High Street, Cardiff.
2139	1891, May 23	*DAVIS, NEVILLE B., A.M.I.C.E.	Waterworks Office, Leicester.
3157	1897, Feb. 17	*DAVIS, WILLIAM HENRY HAROLD	Lynn Road, Wisbech, Cambridgeshire.
946	1883, May 21	DAWSON, HENRY AUFRERE	29, Lincoln's Inn Fields, W.C.
1008	1883, Dec. 17	DAWSON, WALTER HENRY	Forster Estate Office, Southend, Catford, S.E.
2576	1893, Oct. 4	*D&BENHAM, FREDERIC KERSEY	Heath House, Stepney, E.
2731	1895, Mar. 18	*DELAMARE, FRANK	9, Leighton Mansions, West Kensington, W.
1528	1888, Dec. 1	*DIXON, FRANCIS EDWARD, A.M.I.C.E.	Bank Chambers, 38, Fishergate, Preston.
3089	1896, Oct. 28	*DRAPER, EDWIN MAXWELL	61, Mount Park Road, Ealing, W.
748	1882, Feb. 13	DREW, ALLEN	80, Cheapside, E.C.
2629	1894, Feb. 23	*DRUCE, EDRIC	Cheshire Agricultural College, Holmes Chapel, Cheshire.
1229	1884, Dec. 8	*DUNNING, BERNARD SIMON	104B, Mount Street, W.
3090	1896, Oct. 28	*EASTER, WILLIAM	Wiggenhall St. German, King's Lynn, Norfolk.
2578	1893, Oct. 4	*EASTON, WALTER JOHN	101, Mill Hill Road, Mill Hill Park, W.
2580	1893, Oct. 4	*ELGAR, WALTER ROBINSON	Endsleigh Villa, Park Road, Sittingbourne, Kent.
3091	1896, Oct. 28	*ELPHICK, GEORGE PELHAM	Foregate Street, Chester.
2950	1895, Oct. 24	*EVANS, ERNEST SYDNEY	Ovenclen, Kingswood Road, Wimbledon, S.W.
3017	1896, Jan. 21	*EVANS, PERCIVAL BAKER	55, Oxberry Avenue, Fulham, S.W.
2664	1894, Oct. 30	*EVE, CHARLES GERALD	2, St. Paul's Square, Bedford.
2515	1892, Nov. 28	*EVERED, GILLIEBRAND ELWIN	Sunnyside, Liverpool Road, Kingston.
2516	1892, Nov. 28	*EVERETT, ARTHUR SHERMAN	14, Homefield Road, Wimbledon, S.W.
2665	1894, Oct. 30	*EVERINGTON, JOHN	Merton House, Dulwich Wood Park, Norwood, S.E.
1667	1894, Oct. 30	*FAGG, EDWIN WILLIAM	12, Lower Phillimore Place, Kensington High Street, W.
3092	1896, Oct. 28	*FAIR, ARTHUR EDWARD	Estate Office, Haigh Hall, Wigan.
2951	1895, Oct. 24	*FARMER, HUGH CECIL	9, Whitehall Place, S.W.

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609	1881, Feb. 7	FEW, HARRY GARRARD . . .	3, Upper Richmond Road, Putney, S.W.
1668	1894, Oct. 30	*FINCH, CLEMENT ROBERT . . .	{ Leverstock Green Vicarage, Hemel Hempstead Herts.
3093	1896, Oct. 28	*FISHER, ROBERT	
1123	1884, Mar. 10	FITNESS, JOHN FRANCIS . . .	56, Calvert Road, East Greenwich, S.E.
3044	1896, June 2	*FLEETWOOD, GEORGE SPALDING .	80, Cheapside, E.C.
916	1888, April 2	FLETCHER, GEORGE RIVERS . .	3, New Court, Carey Street, Lincoln's Inn, W.C.
3018	1896, Jan. 21	*FLIGHT, ALFRED	2, Basinghall Street, E.C.
1888	1890, Nov. 22	*FORREST, WILLIAM	South Street, Epsom, Surrey.
1775	1890, Mar. 24	*FORSTER, WALTER HILL . . .	Windsor Estate Office, St. Fagans, Cardiff.
3045	1896, June 2	*FOSTER, EDWARD CHARLES . .	Queen Street, Tumbland, Norwich.
2952	1895, Oct. 24	*FOSTER, HARRY MASTERTON . .	54, Pall Mall, S.W.
2732	1895, Mar. 18	*FOX, CHARLES EDWARD	6, Poultry, E.C.
2569	1894, Oct. 30	*FOX, FREDERICK RUSSELL . . .	22, George Street, Halifax, Yorkshire.
2953	1895, Oct. 24	*FUNNELL, HORACE FREDERICK .	The Fold, Newport, Barnstaple, North Devon.
3094	1896, Oct. 28	*GALE, ARTHUR WITHERBY . . .	Hurstleigh, 35, Camberwell Grove, S.E.
1693	1890, Jan. 6	*GALSWORTHY, VINCENT SOMERS.	Ranelagh Road, Winchester.
2954	1895, Oct. 24	*GARNER, JOHN STANLEY	2 & 3, Serle Street, Lincoln's Inn, W.C.
1889	1890, Nov. 22	*GARRARD, ARTHUR NORMAN . .	159, High Street, Uxbridge.
2670	1894, Oct. 30	*GARRETT, ARTHUR BERRY . . .	8, Frederick's Place, Old Jewry, E.C.
702	1882, Jan. 16	GARROD, HERBERT JAMES . . .	195, Maida Vale, W.
3046	1896, June 2	*GETHIN, RANDOLPH GEORGE . .	Cheveley, Newmarket.
2671	1894, Oct. 30	*GILBERT, JOHN SAINSBURY . . .	Holywell, Co. Sligo.
2672	1894, Oct. 30	*GLOVER, HENRY ALEXANDER . .	70, Queen Street, Cheapside, E.C.
3095	1896, Oct. 28	*GOADBY, HOWARD	1, Motcomb Street, S.W.
956	1888, May 25	GORE, WILLIAM JOLL	Airedale, Carnarvon Road, Reading, Berks.
1096	1884, Feb. 11	GOW, JAMES	22, Conduit Street, W.
1669	1889, Dec. 9	*GRANT, JOSEPH	9, Whitehall Place, S.W.
2583	1893, Oct. 4	*GRAY, PERCY WILLIAM	Avisford, Upper Addiscombe Road, Croydon.
3096	1896, Oct. 28	*GREEN, ARTHUR EDWARD . . .	4, Arundel Villas, Station Road, Cambridge.
1012	1888, Dec. 17	GREEN, JAMES HENRY TOWNSEND	Hildene, Luton, Bedfordshire
1418	1887, Dec. 19	*GREEN, THOMAS JOHN	22, Chancery Lane, W.C.
3097	1896, Oct. 28	*GREENFIELD, FREDERICK JAMES	13, King Street, Maidstone, Kent.
1230	1884, Dec. 8	*GREENOP, EDWARD, A.R.I.B.A.	12, Cleveland Road, Marlborough Hill, Bristol.

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3159	1897, Feb. 17	*GRIERSON, JOHN NICHOLSON	Turners Hill, Waltham Cross, Herts.
2522	1892, Nov. 28	*GRIGGS, HY. JENNER, A.R.I.B.A.	Metropolitan Bank Chambers, Newport, Mon.
1076	1884, Jan. 28	GRIMWADE, HENRY	Colchester, Essex.
2674	1894, Oct. 30	*GROVER, PHILIP GORDON	"Boveney," Sandgate Road, Folkestone, Kent.
1550	1889, Jan. 14	*GUNTER, JAMES	Estate Office, Glasbury, Radnorshire.
2524	1892, Nov. 28	*HALES, ARTHUR JOHN	48, Hillmartin Road, N.
1231	1884, Dec. 8	*HALKYARD, WILLIAM REDFORD	Oakfield Styal Road, Wilmslow, Cheshire.
1179	1884, May 19	HALL, CHARLES PELL	Park Farm Office, Woburn, Beds.
3020	1896, Jan. 21	*HALL, FREDERICK WALTER	Bailiffgate, Alnwick, Northumberland.
2956	1895, Oct. 24	*HALL, THOMAS BIDDLE	26, Paradise Street, Birmingham.
770	1882, Feb. 27	HAMILTON, JOHN PAYNTER	64 and 65, Coleman Street, E.C.
2957	1895, Oct. 24	*HANKEY, GILBERT LIONEL	The Shrubbery, Epsom.
2525	1892, Nov. 28	*HANKINSON, FRANCIS HENRY	Glendalyn, Snowdon Road, Bournemouth, Hants.
2675	1894, Oct. 30	*HARDIMAN, HARRY	Colwyn House, Priory Avenue, Hastings.
1419	1887, Dec. 19	*HARDING, FREDERICK ALLCROFT	44A, Wilton Road, Victoria Station, S.W.
2958	1895, Oct. 24	*HARDWICK, ARTHUR JESSOP	Ravensdene, Ravensbourne Road, Bromley, Kent.
614	1881, Feb. 21	HARPER, EDGAR JOSIAH	{ Estate Office, London County Council, Spring Gardens, S.W.
2959	1895, Oct. 24	*HARRISON, ARTHUR	99, High Street, Stockton-on-Tees.
2960	1895, Oct. 24	*HARRISON, CYRIL HENRY GILMORE	Estate Office, Tedworth, Marlborough.
2676	1894, Oct. 30	*HARRISON, GEORGE JOHN ROBERTSON	{ Park Villa, Park Place, Eltham, Kent.
2961	1895, Oct. 24	*HARVEY, FREDERICK CHARLES	{ 2, Greaves Villas, The Avenue, Wimborne, Dorset.
2585	1893, Oct. 4	*HAWES, FREDERICK KIRK	North Collingham, Newark, Notts.
2962	1895, Oct. 24	*HAYWOOD, SAMUEL SPENCER	{ Borough Engineer's Office, Municipal Buildings, Rawtenstall, Lancashire.
2677	1894, Oct. 30	*HEASLER, HOLLAND CHARLES	Verandah Cottage, Hill Rise, Richmond, Surrey.
1287	1885, Dec. 7	*HEBBLETHWAITE, CHAS. HENRY	Hopwood Hall, Halifax, Yorkshire.
1014	1883, Dec. 17	HEBDEN, GEORGE RADCLIFFE	8, Frederick's Place, Old Jewry, E.C.
2678	1894, Oct. 30	*HECKFORD, HARLEY	Rutland House, 14, Highbury New Park, N.
588	1880, Dec. 18	HEDGER, ARTHUR CONSTANTINE	44, Charing Cross, S.W.
2526	1892, Nov. 28	*HELICAR, GEORGE THOMAS	95, Osbaldeston Road, Stoke Newington, N.
3047	1896, June 2	*HEMPHILL, CHARLES GEORGE CATHCART	{ 11, Ely Place, Dublin.
1353	1887, Jan. 10	*HENDERSON, RICHARD	Portland Estate Office, Kilmarnock.
928	1883, April 16	HENRY, EDWARD HUGH	62, High Street, Clapham, S.W.

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2586	1893, Oct. 4	*HEWETT, GEORGE THOMPSON .	143, High Street, Guildford, Surrey.
850	1882, Dec. 18	HEWITT, WILLIAM	Penn Grove, Aylstone Hill, Hereford.
948	1883, May 21	HICKS, STANLEY	29, Lincoln's Inn Fields, W.C.
2963	1895, Oct. 24	*HICKS, WILLIAM ROOKE .	{ Tottenham Urban District Council, 712, E Road, Tottenham.
1015	1888, Dec. 17	HINCHLIFFE, JOHN, JUN. .	
1892	1890, Nov. 22	*HODGKINSON, JAMES HENRY .	Bullhouse Hall, Penistone, Sheffield.
3099	1896, Oct. 28	*HODGSON, ARCHIBALD SANFORD .	2, Ashlynn, Mossley Road, Ashton-under-L.
908	1883, Feb. 26	HOLBECH, EMILIAN HENRY .	The Crescent, Leatherhead, Surrey.
2458	1891, Nov. 4	*HOLLIS, HERBERT	Weston Cottage, Park Road, Loughborough.
2459	1891, Nov. 4	*HOLLIS, RALPH	Public Works Office, Port Maria, Jamaica.
879	1883, Jan. 29	HOLMES, JAMES THOMAS . .	Springfield, Skirlaugh, Hull.
2680	1894, Oct. 30	*HOLMES, JOHN EDWARD . .	97, Gresham Street, E.C.
3100	1896, Oct. 28	*HOMFRAY, HERBERT RICHARDS .	Ilton, 69, Amersham Road, New Cross, S.E.
3101	1896, Oct. 28	*HOOD, THOMAS, JUN. . . .	Penllyn Castle, Cowbridge, South Wales.
1181	1884, May 19	HOOPER, ALFRED FREDERICK .	Bogend, Duns, N.B.
2964	1895, Oct. 24	*HOOPER, EDGAR WILFRED .	1, Laura Villas, London Road, Andover, Ham
3102	1896, Oct. 28	*HOOPER, GERALD HUNTLY . .	Eastington Lodge, Stonehouse, Gloucester.
2965	1895, Oct. 24	*HORION, WILLIAM PHELPS .	The Weir, Alresford, Hants.
866	1883, Jan. 15	HOWELL, ERNEST JOHN . .	46, Mazenod Avenue, West Hampstead, N.W.
			116, Cromwell Road, S.W.
1893	1890, Nov. 22	*INNES, GILBERT PLANTAGENET MITCHELL	{ 29, Great George Street, S.W.
2681	1894, Oct. 30	*IRVINE, ARCHIBALD WYNDHAM .	
			P.O. Box 855, Johannesburg, S.A.R., Transv
2682	1894, Oct. 30	*JACKSON, ALFRED ERNEST . .	6, Marlborough Avenue, Prince's Avenue, Hul
2683	1894, Oct. 30	*JACKSON, EDWARD HENRY . .	Ellerdene, Windermere, Westmoreland.
2966	1895, Oct. 24	*JACKSON, LEONARD LABREY .	Exchange Buildings, Bradford, Yorkshire.
2684	1894, Oct. 30	*JARMAN, WILLIAM	Clonakilty, 140, Wightman Road, Hornsey, N
2527	1892, Nov. 28	*JARMAN, FRANK WILMOT . .	4, High Street, Croydon.
2690	1894, Feb. 23	*JARRETT, THOMAS WILLIAM .	Murston House, Murston, Sittingbourne.
3160	1897, Feb. 17	*JENKINSON, WILLIAM ERIC LEIGH	6, Moorgate Street, E.C.
2685	1894, Oct. 30	*JENNER, WILLIAM	1, Western Road, Hove, Brighton.
3048	1896, June 2	*JENNINGS, FITZ-LAWRENCE PERCIVAL DUDLEY	{ General Post Office Chambers, Bournemouth.
550	1879, Nov. 24	JESSETT, CHARLES	
			62, Old Broad Street, E.C.

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2460	1891, Nov. 4	*JESSETT, CHARLES EDWARD VERNON	} 58, Cheriton Square, Elmfield Road, Balham, S.W.
2968	1895, Oct. 24	*JOHN, HENRY BELL	
1875	1887, Feb. 21	*JONAS, SAMUEL MARSHALL	27, Market Hill, Cambridge.
2686	1894, Oct. 30	*JONES, DAVID PUGH	Brondeg Villa, Pontypridd, South Wales.
3103	1896, Oct. 28	*JONES, ERNEST JOEL	53, Maida Vale, W.
1018	1888, Dec. 17	JORDAN, GEORGE HENRY	16, Whitehall Place, S.W.
2461	1891, Nov. 4	*JOYCE, HARRY WARD	Wood Street, Ashby-de-la-Zouch, Leicestershire.
1923	1886, May 17	*JULL, WILLIAM VINCENT	17, Great George Street, S.W.
1894	1890, Nov. 22	*KAY, WALTER ROBERT	Council Offices, Irlam, Lancashire.
2969	1895, Oct. 24	*KEAY, WILLIAM	6, Millstone Lane, Leicester.
2687	1894, Oct. 30	*KEEP, WILLIAM HENRY	9, Junction Road, Andover, Hants.
2970	1895, Oct. 24	*KEMSLEY, WILLIAM HUGH	Oakfield, Woodford Green, Essex.
2590	1893, Oct. 4	*KENNETT, CHARLES ARTHUR	Camperdown, 30, Nelson Road, Hastings.
1077	1884, Jan. 28	KERR, ARTHUR HERBERT	Blake Street, York.
3104	1896, Oct. 28	*KEY, ASTLEY COOPER	P.O., Box 94, Johannesburg, South Africa.
2688	1894, Oct. 30	*KIESER, WILLIAM HENRY GUSTAV	Town Hall, Torquay, Devon.
2689	1894, Oct. 30	*KILLICK, ANTHONY EDWARD	29, Terminus Road, Eastbourne, Sussex.
1887	1887, Mar. 21	*KING, WILLIAM ISAAC	The Grange, Highgate, N.
3105	1896, Oct. 28	*KINGSFORD, PERCY HAMILTON	25, Clifton Gardens, Folkestone, Kent.
3021	1896, Jan. 21	*KIRK, JOHN WRIGHT	Town Hall, Caxton Street, Westminster, S.W.
2530	1892, Nov. 28	*KNIGHT, GEORGE EDWARD	2, West Chislehurst Park, Eltham, S.E.
2971	1895, Oct. 24	*LAKE, CUTHBERT JOSEPH	Heage House, Crouch Hill, N.
2973	1895, Oct. 24	*LAMPRILL, WILLIAM THOMAS	63, Broadway, Stratford, E.
2591	1893, Oct. 4	*LANCASTER, JOHN ROY	85, Gresham Street, E.C.
1969	1891, Jan. 17	*LANSDOWN, GEORGE ARTHUR	5 and 7, Warwick Street, Charing Cross, S.W.
2051	1891, Mar. 14	*LARKIN, RICHARD WEBSTER	Cowley House, Cavendish Road, Balham, S.W.
2974	1895, Oct. 24	*LAUMANN, MONTGOMERY PATRICK JOHN	} Church Cottage, Bracknell, Berks.
2494	1892, Feb. 26	*LAWLEY, FREDERICK WILLIAM	
3106	1896, Oct. 28	*LEANE, WALTER BURDITT	Messrs. Paulings' Agents, Cape Town, S. Africa.
2975	1895, Oct. 24	*LEE, ERNEST EDWARD ARTHUR	29, Basinghall Street, E.C.
3107	1896, Oct. 28	*LEE, FRANCIS BLACKLOCK	The White House, Brampton, Carlisle.
441	1876, Apr. 3	LEE, GEORGE CANSFIELD	North Eastern Railway, York.

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3108	1896, Oct. 28	*LEE, HENRY	Carlton Terrace, Mill Hill Road, Norwich.
3161	1897, Feb. 17	*LEESE, VERNON FRANCIS . .	Red House, Sidmouth, Devon.
1971	1891, Jan. 17	*LEWIS, ARTHUR LLEWELYN . .	12, Armingher Road, Shepherd's Bush, W.
2691	1894, Oct. 30	*LIGHTFOOT, FRANCIS PRIDEAUX	Estate Office, Dunchurch, Rugby.
1143	1884, Apr. 21	LIGHTFOOT, JOHN GEORGE . . .	9, Whitehall Place, S.W.
2531	1892, Nov. 28	*LITTLE, HENRY	4, Whitehall, S.W.
2976	1895, Oct. 24	*LOVEGROVE, CHARLES GRESHAM	Potter's Bar, Middlesex.
1183	1884, May 19	LOVESAY, WILLIAM	4, Frederick's Place, E.C.
1355	1887, Jan. 10	*LOWE, CHARLES ROBERT . . .	30, Somerset Street, Portman Square, W.
489	1877, May 14	LUCAS, JOSEPH	21, Defoe Road, Tooting Graveney, S.W.
3022	1896, Jan. 21	*LUCK, GEORGE EDWARD . . .	Oakmead, Crouch End, N.
1204	1884, May 26	LYNCH, JAMES HENRY	37, Norfolk Street, Strand, W.C.
2692	1894, Oct. 30	*LYONS, EDWARD COLVILL . . .	232, Neath Road, Briton Ferry, South Wales
1144	1884, Apr. 21	MC CALLUM, PETER SERVICE . .	Midland Railway, Derby.
2592	1893, Oct. 4	*MACER, ALFRED THOMAS . . .	39, Cheapside, E.C.
3109	1896, Oct. 28	*MALLINSON, CHARLES HERBERT	Market Place, Huddersfield, Yorkshire.
2694	1894, Oct. 30	*MANN, FREDERICK CHARLES THOMAS	} Woking, Surrey.
2594	1893, Oct. 4	*MARRIOTT, CECIL WYNN . . .	
3162	1897, Feb. 17	*MARSHALL, ARTHUR GEORGE . .	1, Army and Navy Mansions, Victoria Street, S.
3110	1896, Oct. 28	*MARTIN, ALEXANDER WILLIAM .	Godfrey House, Godfrey Hill, Woolwich.
2531	1894, Feb. 23	*† MARTIN, ALFRED JOHN . . .	{ 16, Duke Street, Chelmsford, and 36, Alexan Street, Southend-on-Sea.
2595	1893, Oct. 4	*† MARTIN, SAMUEL	
1677	1889, Dec. 9	*MASON, CHARLES WILLIAM HAYLEY	38, Harewood Square, N.W.
2533	1892, Nov. 28	*† MAUGHAN, JOHN	{ Estate Office, Jervaulx Abbey, Middleham R.S.O., Yorks.
2695	1894, Oct. 30	*MAY, WILLIAM CHARLES . . .	
2597	1893, Oct. 4	*MELLOR, JAMES FREDERICK . .	110, St. James's Street, Brighton.
1447	1888, Jan. 23	*† MEIROSE, FRANK	11, Waterloo Place, Pall Mall, S.W.
2977	1895, Oct. 24	*MENMUIR, ROBERT WILLIAM . .	21, Coverdale Road, Lancaster.
2535	1892, Nov. 28	*MENZIES, ROBERT	Merton Estate Office, Thetford, Norfolk.
1145	1884, Apr. 21	MERRETT, JAMES	9, Whitehall Place, S.W.
2596	1892, Nov. 28	*MEW, ROBERT HEATH	Nuneham Lodge, Redhill, Surrey.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
3111	1896, Oct. 28	*MEYER, HORACE LEYCESTER	Rhode's Farm, Eaton Hastings, Faringdon, Berks.
2697	1894, Oct. 30	*MILLER, FREDERICK WILLIAM	77, Grosvenor Road, Pimlico, S.W.
2537	1892, Nov. 28	*MILLER, GEORGE FREDERICK	Town Hall, Hastings.
752	1882, Feb. 13	MILNES, ROBERT, JUN.	City Surveyor's Office, Guildhall, E.C.
2698	1894, Oct. 30	*MITCHELL, LEWIS	Hurlford, Kilmarnock, N.B.
3049	1896, June 2	*MOERAN, ARCHIBALD EDWARD	Estate Office, Loughrea, Co. Galway.
1973	1891, Jan. 17	*MOLYNEUX, HERBERT ERNEST	80, Cannon Street, E.C.
2598	1893, Oct. 4	*MONSON, HENRY JOHN	66, Abbey Foregate, Shrewsbury.
3050	1896, June 2	*MOORE, HUGH ARMYTAGE	Crumlin, Co. Antrim.
2699	1894, Oct. 30	*MORRIS, WILLIAM HENRY	West House, Chirbury, Shropshire.
2539	1892, Nov. 28	*MORRISH, HUGH KENNETH	7, Commercial Arcade, Guernsey.
2632	1894, Feb. 23	*MORRISON, DANIEL	42, High Street, Fulham, S.W.
2599	1893, Oct. 4	*MORRISON, GERARD DONALD	High Street, Reigate, Surrey.
678	1889, Dec. 9	*MUIR, JAMES	The Yorkshire College, Leeds.
2600	1893, Oct. 4	*NEIGHBOUR, CHARLES EDMUND	Fair View, Sevenoaks, Kent.
2700	1894, Oct. 30	*NEUBRONNER, HARRY ALFRED	15, Whitehall Place, S.W.
3112	1896, Oct. 28	*NEWTON, EDWIN BENNETT BRIERLEY	} Borough Engineer's Office, Town Hall, Rochdale, Lancashire.
2701	1894, Oct. 30	*NICHOLLS, EDWARD ALFRED	
3163	1897, Feb. 17	*NICHOLSON, EBENEZER	{ Royal Engineer's Office, Portobello Barracks, Dublin.
3113	1896, Oct. 28	*NOBLE, EDMUND JAMES	35, Ware Road, Hertford.
1974	1891, Jan ⁸	*NOCKOLDS, ALFRED GEORGE	Castle Hill House, Saffron Walden, Essex.
1556	1889, Jan. 14	*N ^o CKOLDS, MARTIN CHARLES HUBERT	} Saffron Walden, Essex.
2633	1894, Feb. 23	*N ^o RMAN, JAMES NOEL	
1128	1884, Mar. 10	NORRIS, EDWARD JAMES	Netherleigh, South Nutfield, Surrey.
2978	1895, Oct. 24	*N ^o TUTTALL, HERBERT	12, Market Street, Bury, Lancashire.
3128	1896, Oct. 28	*OLDNALL, ROGER WILLIAM	16A, High Street, Kidderminster.
3114	1896, Oct. 28	*OSBOURN, EDWARD	Margam, Port Talbot, Glamorganshire.
3051	1896, June 2	*OSENTON, CHARLES	Westerham, Kent.
2541	1892, Nov. 28	*OUVRY, PETER ARNOLD	East Acton, W.
2542	1892, Nov. 28	*OVENDEN, CHARLES	Compton, Aldersmead Road, Beckenham, Kent.
2702	1894, Oct. 30	*P ^o AGE, STANLEY HATCH	23, High Street, Maidstone, Kent.
2703	1894, Oct. 30	*PAIN, WILLIAM HENRY	St. Mary's Street, Ely, Cambridgeshire.

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2495	1892, Feb. 26	*PALMER, WILLIAM EDWARD KING, A.R.I.B.A.	} Huntingdon Lodge, New Malden, Surrey.
2979	1895, Oct. 24	*PARKS, WALTER	} Sidley House, Bexhill, Sussex.
2704	1894, Oct. 30	*PARRY, RICHARD FREDERICK	} Bishops Waltham, Hants.
3115	1896, Oct. 28	*PATCH, SHIRLEY HUTCHINS	} The Chestnuts, Havelock Road, Addiscombe Surrey.
2980	1895, Oct. 24	*PAUL, JOHN WILLIAM	} Northwood, Mountfield Road, Church End Finchley, N.
402	1875, May 10	PAYNE, WILLIAM PERCY	} Holmesdale, The Park, Nottingham.
857	1882, Dec. 18	PEACE, ALFRED L., A.M.I.C.E.	} Thorne, Doncaster.
3116	1896, Oct. 28	*PEARCE, CHARLES FREDERICK	} 78, Blenheim Gardens, Willesden Green, N.W.
2602	1893, Oct. 4	*PEARCE, FRED. W.	} District Council Offices, Wimbledon, S.W.
1146	1884, Apr. 21	PEARCE, FREDERICK WILLIAM	} 9, Whitehall Place, S.W.
3117	1896, Oct. 28	*PEARSE, OCTAVIUS BURROUGHS	} 35, Dugdale Street, Nuneaton, Warwickshire.
2981	1895, Oct. 24	*PEARSON, HARRY JOHN	} Architectural Department, Local Government Board, Whitehall, S.W.
2603	1893, Oct. 4	*PEARSON, HOWARD	} Stoughton, Leicester.
2634	1894, Feb. 23	*PEGGE, JOHN THOMAS	} City Surveyor's Office, Guildhall, York.
3118	1896, Oct. 28	*PEPPERCORN, JOHN ARTHUR	} Eaton Socon, St. Neots, Huntingdonshire.
1898	1890, Nov. 22	*PERKINS, JOSEPH	} Glencoe, Willows Road, Balsall Heath, Birmingham.
1389	1887, Apr. 18	*PERKS, SYDNEY, A.R.I.B.A.	} 13, Waterloo Place, Pall Mall, S.W.
1021	1883, Dec. 17	PEWTRESS, HERBERT WILMS- HURST	} 15, Cursitor Street, Chancery Lane, W.C.
1129	1881, Mar. 19	PHILLIPS, GEORGE CAWKWELL	} Mildmay Road, Chelmsford, Essex.
2705	1894, Oct. 30	*PHILLIPS, FRANCIS JOHN	} The Limes, Grove Road, Chelmsford, Essex.
1079	1884, Jan. 28	PHILLIPS, JOHN HENRY	} 130, Mount Street, Berkeley Square, W.
3164	1897, Feb. 17	*PHILLIPS, WILLIAM	} 79, Lisson Grove, Plymouth, Devon.
1448	1888, Jan. 23	*PHILLIPS, WILLIAM DEARLOVE	} High Wycombe, Bucks.
1342	1886, Dec. 6	*PHYSICK, WALTER FREDERICK	} 30, Somerset Street, Portman Square, W.
2982	1895, Oct. 24	*PIERCY, FREDERIC ONSLOW	} The Elms, Lowthorpe, East Yorkshire.
2706	1894, Oct. 30	*PILDITCH, JOHN JARVIS	} Compton Estate Office, Eastbourne.
1899	1890, Nov. 22	*PINDER, RICHMOND	} 49, Upper Baker Street, N.W.
3119	1896, Oct. 28	*PINNEY, FREDERICK WYLDBORE DIGBY	} 6, Waterloo Street, Birmingham.
2496	1892, Feb. 26	*POCHIN, THOMAS CLEMENT	} 5, Rose Bank, Manningham, Bradford, Yorksh.
2497	1892, Feb. 26	*POGGIO, ELOI JOHN	} Surveyor's Department, Public Offices, D Road, Kilburn, W.
2707	1894, Oct. 30	*POWELL, CHARLES REGINALD EVERNDEN	} Trevannance, Tavistock, Devon.
1343	1886, Dec. 6	*PRATER, THOMAS HERBERT	} Parlington Estate Office, Aberford, near Le Yorkshire.
2708	1894, Oct. 30	*PRITCHARD, HERBERT ALFRED	} 14, Warwick Road, Earl's Court, S.W.

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1680	1889, Dec. 9	*PUCKRIDGE, PERCIVAL MARTIN . 82, Queen Street, E.C.
2985	1895, Oct. 24	*PYE, GEORGE HENRY . . . 143, Old Road, Heaton Chapel, Stockport.
3120	1896, Oct. 28	*PYLE, BENJAMIN THOMAS RICE 41, Wrottesley Road, Plumstead, Kent.
1289	1885, Dec. 7	*RAND, JOHN Elmfield, Esher, Surrey.
2709	1894, Oct. 30	*READ, WALTER HERBERT . . Preston, Yeovil, Somerset.
3121	1896, Oct. 28	*REFFEIL, CHARLES ARTHUR . The Chestnuts, Gomshall, Guildford.
3122	1896, Oct. 28	*RICHARDSON, ARTHUR BAYLIFFE 78, King Edward Road, South Hackney, N.E.
3165	1897, Feb. 17	*RICKARDS, ROBERT HILLIER } Charles Street Chambers, Cardiff, Glamorgan- TRAHERNE ANSON . . . } shire.
881	1883, Jan. 29	RIGDEN, CHARLES FURNER . { Hollybank, Peperharrow Road, Godalming, Surrey.
3123	1896, Oct. 28	*RIVERS, CHARLES EDWIN . { Borough Surveyor's Office, Town Hall, Torquay, Devon.
753	1882, Feb. 18	ROBERTS, CHARLES GORDON . . 42, New Broad Street, E.C.
2710	1894, Oct. 30	*ROBERTS, JOSEPH WILLIAM } GEORGE } Yeovil, Somerset.
3124	1896, Oct. 28	*ROBINSON, JOHN BROOKE WOOD 46, Priory Terrace, Bedford.
808	1882, Apr. 24	ROBINSON, MARTIN CATLIN . . Wenden, Saffron Walden, Essex.
2986	1895, Oct. 24	*ROGERS, THOMAS GEORGE . . { Estate Offices, Railway Approach, Archway Road, Highgate, N.
3126	1896, Oct. 28	*ROOK, JOSEPH TAYLOR . . . 23, Spencer Street, Carlisle.
1130	1884, Mar. 10	ROSE, EDWARD JOSEPH . . . Stowford, near Headington, Oxfordshire.
1081	1884, Jan. 28	ROSS, DAVID JAMES, A.M.I.C.E. Surveyors' Office, Guildhall, E.C.
1695	1890, Jan. 6	*ROWLEY, WILLIAM TAYLOR . . Royston, Cambridgeshire.
1901	1890, Nov. 22	*RUDDLE, FRANK J. London County Council, Spring Gardens, S.W.
3127	1896, Oct. 28	*RUSSELL, CECIL HERBERT . . 20, Rockley Road, West Kensington Park, W.
1024	1883, Dec. 17	SABIN, JOSEPH HENRY . . . 16, Whitehall Place, S.W. (Professional Associate of Council)
2734	1895, Mar. 18	*SAISE, ALFRED JOHN . . . { Stapleton Urban District Council, Fishponds, near Bristol.
2604	1893, Oct. 4	*SAKER, SYDNEY 3, Bank Buildings, Hastings.
2605	1893, Oct. 4	*SALE, ARTHUR REED . . . 32A, Lowther Street, Carlisle.
1424	1887, Dec. 19	*SALT, REGINALD NOWELL . . Quarry Place, Shrewsbury.
2987	1895, Oct. 24	*SANDFORD, CHARLES SIDNEY . Ecclesall Vicarage, Sheffield.
971	1883, May 25	*SATCHELL, CHARLES . . . Caixa Postal 445, Para, Brazil.
1728	1890, Feb. 10	*SATCHELL, HERB. A., A.R.I.B.A. 3, Verulam Buildings, Gray's Inn, W.C
1147	1884, Apr. 21	SAUNDERS, SAMUEL BROWN . { Estate Office, L. & S. W. Ry., Addington Street, York Road, Waterloo Station, S.E.

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2711	1894, Oct. 30	*SAWYER, JOHN ASHTON . . .	62, High Street, Winchester, Hants.
1148	1884, Apr. 21	SCARLETT, HARRY . . .	Preston House, Firle, Lewes, Sussex.
2712	1894, Oct. 30	*SCORER, ALFRED GEORGE . . .	Flaxmoor, Caston, Attleborough, Norfolk.
2713	1894, Oct. 30	*SCOTT, ARCHIBALD LACY . . .	Bury St. Edmund's, Suffolk.
2545	1892, Nov. 28	*SCOTT, THOMAS . . .	The Rectory, Lavenham, Suffolk.
3023	1896, Jan. 21	*SCRIVENER, JOHN CHARLES . . .	Royal Kentish Buildings, Tunbridge Wells, Kent.
3129	1896, Oct. 28	*SECKER, JOHN EUSTACE . . .	Estate Offices, Warrington.
2687	1894, Feb. 23	*SEDDON, GEORGE FARQUHARSON	27, Bow Lane, E.C.
2468	1891, Nov. 4	*SEDGWICK, RUPERT WILLIAM . . .	38, High Street, Watford.
1729	1890, Feb. 10	*SELBY, FRANK . . .	44, Chancery Lane, W.C.
1234	1884, Dec. 8	*SELBY, JOHN BASELEY . . .	Atherton Hall, Leigh, near Manchester.
572	1880, Feb. 16	SEXBY, JOHN JAMES . . .	London County Council, Spring Gardens, S.W.
1425	1887, Dec. 19	*SHAW, ARTHUR . . .	{ Ramsden Estate Offices, Railway Street, H dersfield.
1149	1884, Apr. 21	*SHERRY, NATHANIEL . . .	45, Fenchurch Street, E.C.
3052	1896, June 2	*SKRIMSHIRE, SAMUEL . . .	{ 153, Saltram Crescent, St. Peter's Park, P dington, W.
2988	1895, Oct. 24	*SHUFFLEBOTHAM, JOHN HENRY	Kingston, Taunton, Somerset.
2714	1894, Oct. 30	*SKEAT, ARTHUR PERCIVAL . . .	St. Helen's Chambers, York.
858	1882, Dec. 18	SKINGLE, ALFRED . . .	29, Fleet Street, E.C.
3166	1897, Feb. 17	*SKINGLE, ALFRED CHARLES . . .	79, St. James Road, Brixton, S.W.
1050	1884, Jan. 14	SLADE, ISAAC . . .	96, Queen Street, E.C.
2638	1894, Feb. 23	*SLY, JOSEPH TOWNSON . . .	43, Hampton Road, Forest Gate, E.
3131	1896, Oct. 28	*SLY, WILLIAM . . .	34, Railway View, Great Harwood, Lancashire.
2715	1894, Oct. 30	*SMITH, ALEXANDER GEORGE . . .	46, Sydney Street, Chelsea, S.W.
2989	1895, Oct. 24	*SMITH, CHARLES GORDON . . .	33, West Bank, Stamford Hill, N.
2052	1891, Mar. 14	*SMITH, JAMES . . .	{ Borough Surveyor's Office, Town Hall, Bucki ham.
2990	1895, Oct. 24	*SMITHELLS, EDWIN . . .	Pen-y-ghent View, Settle, Yorkshire.
152	1868, Nov. 9	SMYTH, EDWARD . . .	{ 9, Whitehall Place, and 52, Wiltshire R Brixton, S.W.
(Professional Associate of Council)			
1905	1890, Nov. 22	*SNAILUM, WALTER WADMAN . . .	Church Street, Trowbridge, Wilts.
2991	1895, Oct. 24	*SOUTHORN, CHARLES HERBERT . . .	38, The Parade, Leamington.
2499	1892, Feb. 26	*SOUTTER, ERNEST . . .	23, College Hill, Cannon Street, E.C.
3132	1896, Oct. 28	*SPARROW, WILLIAM HUGH . . .	Moor Court Farm, Sparsholt, Winchester
1906	1890, Nov. 23	*SPELMAN, WILLIAM WILTON RIX	St. Giles Street, Norwich.
868	1883, Jan. 15	STACEY, WILLIAM . . .	80, Cheapside, E.C.
1697	1890, Jan. 6	*STAINTON, FRANCIS CHARLES . . .	29, Mansfield Road, Ilford, Essex.
2008	1893, Oct. 4	*STALEY, ALBERT HENRY . . .	Coton Road, Nuneaton.

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2992	1895, Oct. 24	*STANDEN, ARTHUR	CARNEGIE	2, Serle Street, Lincoln's Inn Fields, W.C.
2556	1892, Nov. 28	*STAUNTON-WING, GEORGE		Fitzhead Court, Taunton, Somersetshire.
710	1882, Jan. 16	STEVENSON, FREDERICK J.		4, Frederick's Place, E.C.
828	1882, Dec. 4	STOWER, JOSEPH		43, Chancery Lane, W.C.
3133	1896, Oct. 28	*STRAKER, HOWARD		369, London Road, Thornton Heath, Surrey.
2993	1895, Oct. 24	*STROUTS, LEWIS HERBERT		Belgrave Place, St. Mary Cray, Kent.
3134	1896, Oct. 28	*STUBBING, RICHARD WEBB		Calder Bank, 17, Lansdowne Road, Tottenham, N.
1578	1889, Feb. 11	*STUCKÉ, WM. HENRY, A.R.I.B.A.	{	P.O. Box 2271, Johannesburg, S.A.R., and P.O. Box 91, Bloemfontein, O.F.S., South Africa.
2716	1894, Oct. 30	*STUPART, CHARLES WALTER		4, Plymouth Road, Totnes, Devon.
1235	1884, Dec. 8	*STURGE, THEODORE		34, Corn Street, Bristol.
1296	1886, Jan. 11	*STURGESS, JOHN MOORE	{	Penshurst Park, near Tunbridge, Kent, and 53, Cockspur Street, Charing Cross, S.W.
1708	1890, Jan. 27	*STURLEY, ARTHUR DYSON		The Hollies, Larkfield Road, Richmond, Surrey.
1973	1891, Jan. 17	*SUMMERFIELD, JOSEPH CHARLES		73, Chelsea Gardens, S.W.
3135	1896, Oct. 28	*TATE, JOSEPH GEORGE		Welbeck, Worksop, Notts.
212	1869, Jul. 26	TAYLOR, GEORGE	{	Hillside House, Turner's Hill, Crawley, Sussex, and 6, Queen Anne's Gate, S.W.
2718	1894, Oct. 30	*TEWSON, LEONARD		80, Cheapside, E.C.
2610	1893, Oct. 4	*THEAKSTON, WILLIAM PEASE		25, Ermine Street, Huntingdon.
3053	1896, June 2	*THEOBALD, JOHN MEDOWS		110, Great Russell Street, W.C.
2549	1892, Nov. 28	*THOMAS, EDWARD MORGAN DAWSON	{	41, Gay Street, Bath.
2719	1894, Oct. 30	*THOMAS, ILLTYD		17, Quay Street, Cardiff.
1027	1883, Dec. 17	THOMPSON, ALFRED	{	Estate Department, South Eastern Railway London Bridge, S.E.
2720	1894, Oct. 30	*THOMPSON, CLAUDE WILLIAM GEORGE HUGH	{	Gledstone Estate Office, Skipton-in-Craven, Yorkshire.
2611	1893, Oct. 4	*THOMPSON, FREDERIC HUBERT		Horsley Vicarage, near Derby.
2721	1894, Oct. 30	*THOMPSON, JOSEPH ATHERDEN		50, Lincoln's Inn Fields, W.C.
2735	1895, Mar. 18	*THOMPSON, ROLAND O'BRIEN	{	Grove Cottage, Cookham Dean, Maidenhead, Berks.
2500	1892, Feb. 26	*THURGOOD, ALBERT EDWARD		50, High Street, Guildford, Surrey.
1100	1884, Feb. 11	THURGOOD, ERNEST CHARLES		27, Chancery Lane, W.C.
1537	1888, Dec. 10	*TILLY, HUBERT DOUGLAS		50, High Street, Maidenhead, Berks.
3136	1896, Oct. 28	*TOWN, HENRY ANNANDALE		20, Eslington Terrace, Newcastle-on-Tyne.
2736	1895, Mar. 18	*TOWNEND, WILLIAM		Park Farm, Seacroft, near Leeds.
1979	1891, Jan. 17	*TOWNSEND, GEORGE JAMES	{	London County Council, 40, Craven Street, Strand, W.C.
1394	1887, May 23	*TURNER, PERCY		Dale Hall, Henley Road, Ipswich, Suffolk.
2612	1893, Oct. 4	*TYLER, WILLIAM BOTT		Estate Department, Euston Station, N.W.

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1168	1884, May 5	UDNY, AUGUSTUS CHARLES . .	142, Springfield Road, Brighton.
1596	1889, Feb. 25	*VALE, HENRY	Darlington Street, Wolverhampton.
2551	1892, Nov. 28	*VENNING, ALFRED JOHN MEY- BOHM	} 26, Ker Street, Devonport, Devon.
1907	1890, Nov. 22	*VERITY, ERNEST GEORGE . .	
2994	1895, Oct. 24	*VINTEN, HAROLD BERTRAM . .	72, High Street, Ramsgate.
1464	1888, Feb. 20	*WADE, HENRY	10, Pitt Street, Barnsley.
1699	1890, Jan. 6	*WAIN, GEORGE SPARROW . .	8 and 9, Essex Street, Strand, W.C.
2995	1895, Oct. 24	*WALDRAM, PERCY JOHN . .	17, Buckingham Street, Charing Cross, S.W.
2613	1893, Oct. 4	*WALDRAM, ROBERT EDWARD .	6, Manor Road, Leyton, E.
576	1880, Mar. 1	WALKER, LEON VICTOR . .	79, Dunsmure Road, Stamford Hill, N.
3024	1896, Jan. 21	*WALKER, WILLIAM SELVES . .	22, Moorgate Street, E.C.
3137	1896, Oct. 28	*WARRAN, WILLIAM ERNEST .	{ 3, Broad Park Villas, Whitchurch Road, Ta- tock, Devon.
1426	1887, Dec. 19	*WARTON, WILFRED	
1080	1882, Dec. 17	WATERER, CLARENCE	Dover House, Chertsey, Surrey.
1980	1891, Jan. 17	*WATSON, CLAUDE HENRY . .	Greysouthen, Cockermouth, Cumberland.
1751	1890, Feb. 24	WATSON, GEORGE	45, Parliament Street, S.W.
2996	1895, Oct. 24	*WATSON, HERBERT JOHN . .	New Grove, Petworth, Sussex.
1539	1888, Dec. 9	*WATSON, RICHARD	19, Gloucester Road, Newton Abbot, South Devon.
2614	1893, Oct. 4	*WATSON, WILLIAM JAMES . .	13, Pembroke Square, Kensington, W.
2552	1892, Nov. 28	*WEATHERHEAD, DAVID WILKIN- SON	} Croft House, Keighley, Yorkshire.
3138	1896, Oct. 28	*WEAVER, HENRY PERCIVAL } FRANCIS	
1540	1888, Dec. 9	*WEBB, FREDERIC NOEL . . .	Babraham, Cambridge.
1081	1883, Dec. 19	WELLS, EDWARD OGBOURN . .	9, Whitehall Place, S.W.
930	1883, April 16	WESTON, GEORGE	177, Harrow Road, Paddington, W.
941	1883, April 30	WESTON, JOSEPH AURELIUS . .	83, High Street, Bedford.
1429	1887, Dec. 19	*WHALLEY, FREDERICK HERBERT	{ Palmerston Buildings, Queen Street, Auckland, New Zealand.
3139	1896, Oct. 28	*WHEATLEY, STEPHEN GLADSTONE	
1430	1887, Dec. 19	*WHEELER, CHARLES TREVOR } OGLE	} 18, Parliament Street, S.W.
2616	1893, Oct. 4	*WHITAKER, ERNEST VICTOR .	
2997	1895, Oct. 24	*WHITE, WALTER ERNEST COATES	Manor Farm, Beedon, Newbury, Berks.

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3025	1896, Jan. 21	*WHITE, WILLIAM, JUN.	Dunston Hill, Whickham, Northumberland.
2998	1895, Oct. 24	*WHITTON, PERCY	Towcester, Northampton.
1440	1888, Jan. 9	*WIGHT, NORMAN	Boscombe, Bournemouth, Hants.
3167	1897, Feb. 17	*WIGRAM, HENRY JOSEPH	The Manor, Collingham, Newark, Notts.
3026	1896, Jan. 21	*WILDE, SIDNEY ALGERNON	{Lynwood, Macaulay Road, Clapham Common, S.W.
2146	1891, May 23	*WILKS, ERNEST STRINGER.	Douglas Avenue, Hythe, Kent.
2788	1895, Mar. 18	*WILLIAMS, HENRY CUTHBERT	13, Albany Road, Stroud Green, N.
442	1876, Apr. 3	WILLIAMS, WILLIAM WELSBY	Farnham, Surrey.
5140	1896, Oct. 28	*WILLOUGHBY, CHARLES ALBERT	22, Chancery Lane, W.C.
1088	1884, Jan. 28	WILLOUGHBY, CHARLES WILLIAM	22, Chancery Lane, W.C.
2472	1891, Nov. 4	*WILSON, JAMES CALVERT	Worsthorne Estate Office, Burnley, Lancashire.
2555	1892, Nov. 28	*WILSON, JOHN HAYES	10, Upstall Street, Camberwell, S.E.
3141	1896, Oct. 28	*WILSON, LAWRENCE RICHARD	20, Albert Square, Manchester.
1449	1888, Jan. 23	*WILSON, WILLIAM EDWARD	{St. Andrew's Chambers, Albert Square, Man- chester.
2640	1894, Feb. 23	*WONNACOTT, ERNEST WILLIAM } MALPAS, A R.I.B.A.	74, Torbay Road, Brondesbury, N.W.
1931	1891, Jan. 17	*WOOD, EDWARD BRYAN	6, Oakfield Road, Clifton, Bristol.
2724	1894, Oct. 30	*WOOD, LESLIE STUART	Aberdeen Lodge, The Ridgway, Enfield, N.
2501	1892, Feb. 26	*WOODWARD, WALTER HENRY	69, Kennington Oval, S.E.
1358	1887, Jan. 10	*WOOLNOUGH, JOHN WILLIAM	6, Vicarage Drive, Eastbourne.
3168	1897, Feb. 17	*WOOLNOUGH, TOM	17, Bryanston Road, Crouch End, N.
3142	1896, Oct. 28	*WORDSWORTH, CHRISTOPHER	Brooklands, South Godstone, Surrey.
1431	1887, Dec. 19	*WORTHINGTON, JAMES SCOTT	4, Frederick's Place, E.C.
2725	1894, Oct. 30	*WRIGHT, PHILIP CHETWOOD	Brattleby Hall, near Lincoln.
395	1880, Dec. 13	WRIGHT, THOMAS HAWKINS.	Barton Court Estate Office, Barton-on-Sea, Hants.
2619	1893, Oct. 4	*WRIGHTSON, ROBERT GAR- MONDSWAY	{Alton, Hants.
1151	1884, Apr. 21	WYAND, BENJAMIN JOHN.	22, Conduit Street, Bond Street, W.
2726	1894, Oct. 30	*WYATT, ARCHIBALD	The Jungle, Porchester, Hants.
2999	1895, Oct. 24	*YOUNG, WILLIAM.	Victoria Street, St. Albans, Herts.

Total number of Professional Associates, 518.

Associates.

Date of Election.

1876, Mar. 20	ACLAND, SIR THOMAS DYKE, } BART. }	Killerton, Exeter.
1880, Dec. 13	BANKES, JOHN ELDON	3, Hare Court, Temple.
1888, May 14	BARNES, GEORGE FREDERICK . .	London County Council, Spring Gardens, S.W.
1868, July 27	BARRY, SIR JOHN WOLFE, K.C.B., } M.I.C.E. }	21, Delahay Street, S.W.
	<i>(Associate of Council)</i>	
1875, Dec. 18	BATTEN, JOHN WINTERBOTHAM	3, Harcourt Buildings, Temple.
1879, Feb. 3	BEALE, JAMES SAMUEL	28, Great George Street, S.W.
1892, Feb. 26	BELLEWES, GEORGE OLIVER . .	45, Parliament Street, S.W.
1890, Jan. 6	BOULGER, GEORGE EDWARD } SIMONDS }	18, Ladbroke Grove, Notting Hill, W.
1868, Jun. 23	BRAMWELL, SIR FREDK. JOSEPH, } BART., F.R.S., M.I.C.E. . . }	5, Great George Street, S.W.
1884, Feb. 11	BUND, JOHN W. WILLIS. . . .	15, Old Square, Lincoln's Inn, W.C.
1890, May 29	CADELL, GEORGE	Langley House, Langley Avenue, Surbiton.
1871, Feb. 13	CASTLE, EDWARD JAMES, Q.C. .	8, King's Bench Walk, Temple.
1891, Jan. 17	CLARKE, ERNEST	13, Hanover Square, W.
1883, Dec. 17	CLARKE, SIR EDWARD, Q.C., M.P.	5, Essex Court, Temple.
1888, Dec. 17	CLODE, WALTER	3, Harcourt Buildings, Temple.
1886, Dec. 6	CLUTTON, HUBERT SPENCER . .	9, Whitehall Place, S.W.
1894, Oct. 30	COLAM, ROBERT FREDERICK . .	4, Essex Court, Temple.
1896, Jan. 21	COWARD, JOHN CHARLES LEWIS .	3, Pump Court, Temple.
1891, Nov. 4	COWLARD, CHRISTOPHER LETH- } BRIDGE }	Launceston, Cornwall.
1885, Jan. 12	CRIPPS, CHARLES ALFRED, Q.C.	2, Mitre Court Buildings, Temple.
1891, Nov. 4	DOWDEN, WALTER ALFRED ALLEN	281, Vauxhall Bridge Road, S.W.
1892, Nov. 23	EMDEN, T. WALTER L.	105 & 106, Strand, W.C.
1891, Nov. 4	FORBES, ALEXANDER	3, Golden Square, Aberdeen.
1869, Feb. 22	FOWLER, SIR JOHN, BART., } K.C.M.G., F.R.S., M.I.C.E. }	2, Queen Square Place, S.W.
1886, Jan. 11	FREAM, WILLIAM	Downton, Wilts.
1878, Feb. 11	FREEMAN, GEO. MALLOWS, Q.C.	11, King's Bench Walk, Temple.

<i>Date of Election.</i>	ASSOCIATES.	
1878, Mar. 11	FRESHFIELD, EDWIN . . .	5, Bank Buildings, E.C.
1876, Mar. 20	FRESHFIELD, WILLIAM DAWES .	5, Bank Buildings, E.C.
1890, Feb. 24	GAYTON, CHARLES . . .	Much Hadham, near Ware, Herts.
1879, Apr. 28	GEPP, CHARLES BRAMSTON } OSBORNE }	Chelmsford, Essex.
1895, Mar. 18	GLEN, REGINALD CUNNINGHAM .	1, New Court, Temple.
1874, Jan. 5	GRANTHAM, RICHARD FUGE, { M.I.C.E. }	Northumberland Chambers, Northumberland Avenue, W.C.
1882, Mar. 27	HAMILTON, HENRY BEST HANS .	1, Brick Court, Temple.
884, May 5	HAMOND, THOMAS ASTLEY } HORACE }	Ormond House, Great Trinity Lane, E.C.
1887, Jan. 24	HUDSON, ALFRED ARTHUR . .	5, Paper Buildings, Temple.
1885, Jan. 12	JONGH, JOHN ISIDORE DE . .	San José, Costa Rica, Central America.
1887, May 28	KINCH, EDWARD	Royal Agricultural College, Cirencester.
1896, Oct. 28	KING, WALTER GEORGE . .	The Old College, Dulwich, S.E.
1878, April 21	KING, WILLIAM, M.I.C.E. . .	Gas Office, Duke Street, Liverpool.
1891 Nov. 4	LEWORTHY, JOHN HENRY . .	29, Fleet Street, E.C.
1874, Feb. 16	LITTLER, RALPH DANIEL MAKIN- SON, Q.C., C.B. }	6, Pump Court, Temple.
1888, Mar. 5	LUARD, MAJOR-GEN. CHARLES } EDWARD, R.E. }	Ightham Knoll, near Sevenoaks, Kent.
1891, May 28	MALDEN, WALTER JAMES . .	Cardington, near Bedford.
1874, Feb. 16	MARRIOTT, THE RIGHT HON. SIR } WILLIAM THACKERAY, Q.C. . }	6, Crown Office Row, Temple.
1886, Dec. 6	MARSHALL, FREDERICK, Q.C. .	3, Harcourt Buildings, Temple.
1891, Nov. 4	MENCE, PHILLIP ALLAN . .	29, Fleet Street, E.C.
1895, Oct. 24	MILLES, CHARLES WILLIAM .	8, Whitehall Place, S.W.
1888, Nov. 12	MOULTON, JOHN FLETCHER, Q.C.	11, King's Bench Walk, Temple.
1882, Dec. 18	MUNTON, FRANCIS KERRIDGE .	95A, Queen Victoria Street, E.C.
1895, Oct. 24	PAIN, ARTHUR CADLICK, M.I.C.E.	17, Victoria Street, S.W.
1894, Feb. 28	PINCHES, EDWARD EWIN . .	{ 5, Essex Court, Temple, and 1, Nevern Road, South Kensington, S.W.
1888, Mar. 19	POLLARD, EDWARD HUTCHINSON	3, Elm Court, Temple.
1884, Feb. 11	POPE, SAMUEL, Q.C. . . .	38, Parliament Street, S.W.
1894, Oct. 30	REDMAN, JOSEPH HAWORTH .	2, New Court, Lincoln's Inn, W.C.
1868, Nov. 9	REES, JOHN CHARLES . . .	5, Victoria Street, S.W.

<i>Date of Election.</i>	<i>ASSOCIATES.</i>	
1892, Nov. 28	REW, ROBERT HENRY . . .	Norfolk House, Norfolk Street, W.C.
1896, June 2	RICHARDS, HENRY CHARLES, M.P.	2, Mitre Court Buildings, Temple.
1885, Jan. 26	RICKARDS, ARTHUR GEORGE . . .	{ Palace Chambers, 9, Bridge Street, S.W., and 11, King's Bench Walk, Temple.
1882, Jan. 16	RIGG, HERBERT ADDINGTON . . .	9, King's Bench Walk, Temple.
1895, Oct. 24	RUSSELL, CHARLES ALFRED . . .	2, Harcourt Buildings, Temple, E.C.
1888, April 2	RYDE, WALTER CRANLEY . . .	1, Brick Court, Temple.
1884, Dec. 8	SCOTT, THE HON. HENRY ROBERT	Belvoir Castle, Grantham, Lincolnshire.
1889, Feb. 11	SETH-SMITH, ARCHIBALD . . .	Silvermere, Cobham, Surrey.
1888, Apr. 30	SETH-SMITH, FREDERICK . . .	The Lodge, Upton Gray, Winchfield, Hants.
1893, Oct. 4	SETH-SMITH, HUGH GARDEN . . .	{ Northern Club, Auckland, New Zealand, and Silvermere, Cobham, Surrey.
1896, Jan. 21	SOMERVILLE, WILLIAM . . .	Newcastle-on-Tyne.
1884, Jan. 14	STATHAM, WILLIAM ARNOLD . . .	12, King's Bench Walk, Temple.
1882, Jan. 16	STEPHENS, PEMBROKE S., Q.C. . .	1, Plowden Buildings, Temple.
1886, May 3	STEVENS, WILLIAM RICHARD . . .	11, St. Thomas's Street, S.E.
1875, Jan. 4	STRUTT, THE HON. FREDERICK	Milford House, Derby.
1896, Jan. 21	STUTFIELD, ALFRED ROBERT OGLVIE	{ The Bedford Estate Office, Bloomsbury, W.C.
1877, Dec. 10	SUTTON, HENRY	Farrar's Building, Temple.
1891, Nov. 4	THOMAS, GEORGE JAMES . . .	London County Council, 40, Craven Street, W.C.
1880, Dec. 13	THOMAS, HUBERT	Watford, Herts.
1891, Mar. 14	VEASEY, THOMAS FREDERICK . . .	5, Copthall Buildings, E.C.
1835, May 18	WARREN, REGINALD AUGUSTUS . . .	99, Great Russell Street, W.C.
1876, Nov. 27	WEBSTER, SIR RICHD. EVERARD, K.C.M.G., Q.C., M.P. (Associate of Council)	{ 2, Pump Court, Temple.
1884, May 26	WELLS, ALFRED DODD . . .	Sinodun, Wallingford, Berks.
1886, May 17	WHEELER, THOMAS WHITTEN- BURY, Q.C.	{ 1, King's Bench Walk, Temple.
1876, Dec. 18	WILL, JOHN SHIRESS, Q.C. . . .	2, Garden Court, Temple.
1891, Nov. 4	WILLIAMS, THOMAS D.	{ Clovelly, South Norwood Park, S.E., and Johannesburg.
1875, May 15	WINCKWORTH, LEWIS	31, Abingdon Street, S.W.
1870, Jan. 10	WING, THOMAS TWINING	Upper Hale, Farnham, Surrey.
1890, Nov. 22	WRIGHTSON, JOHN	College of Agriculture, Downton, Wilts.

Total number of Associates, 84.

Colonial Fellows.

Sl. No.	Date of Election.		
322	1893, Oct. 4	ANDERSON, CHARLES WILGESS	{ Government Land Department, Georgetown, Demerara, British Guiana.
144	1896, Oct. 28	BATY, SEBERT CONRAD ELTON .	Victoria, Mahé, Seychelles, Mauritius.
323	1893, Oct. 4	BOWEN, ERNEST FRANCIS SINDERBY	{ Public Works Department, Barbados, West Indies.
145	1896, Oct. 28	CLANCEY, JOHN CHARLES . .	{ 7, Grafton Square, Clapham Common, S.W., and Burma, India.
641	1894, Feb. 23	CLARK, GAUIS	Park Street Post Office, Sydney, New South Wales.
146	1896, Oct. 28	COOPER, JOHN ASHLEY . . .	{ Surveyor's Office, Cooper's Hill, Castries, St. Lucia, B.W.I.
342	1894, Feb. 23	LIDDELL, WALTER COLIN . .	Kingston, Jamaica.
056	1896, June 2	MCGAHAN, AMOS HARVEY . .	Gordon Town, P.O., Jamaica, W.I.
643	1894, Feb. 23	MILLER, WILLIAM	Nassau, Bahamas, West Indies.
169	1897, Feb. 17	USHER, CHARLES RICHARD . .	Belize, British Honduras.

Total number of Colonial Fellows, 10.

Passed
Preliminary
Examination.

Students.

1895	ADDIE, JOHN HEATHCOTE . .	Powis Castle Park, Welshpool.
1897	ALDERSON, CHARLES HENRY .	Enniscliff, The Avenue, Castle Hill, Ealing, W.
1896	ANDREWS, ARTHUR GEORGE . .	59, Parkgate Road, Chester.
1897	ARMSTRONG, JOHN WILLIAM WILSON,	Blacon, Stratford-on-Avon.
1897	AUBREY, WILLIAM BEAUCHAMP .	Grove House, Tunbridge Wells, Kent.
1895	BADDELEY, BERNARD BERESFORD	Lakefield, Woodberry Down, Stamford Hill, N.
1894	BANKS, HERBERT RICHARD . .	Te Wharè, Groombridge.
1897	BARTRAM, RONALD	Fern Lea, Kelross Road, Highbury, N.
1895	BAVERSTOCK, HAROLD BRIDGE .	10, High Street, Abingdon, Berks.
1896	BAYES, JOHN GEORGE	1, The Avenue, Bedford.
1895	BEDWELL, ERNEST CHARLES . .	36, Granville Gardens, Shepherd's Bush, W.
1895	BERRY, CHARLES WINDSOR . .	{ Bracondale House, Worple Road, Wimbledon, S.W.
1897	BETTGER, HAROLD ALFRED . .	21, Victoria Road, Kilburn, N.W.
1894	BICKFORD, JOSEPH GRANT . .	23, Charleville Road, West Kensington, W.
1897	BINGHAM, WILLIAM RAPER . .	53, Jerningham Road, Hatcham, S.E.
1896	BLYTH, GEORGE ALFRED . . .	27, Great George Street, S.W.
1895	BOWDEN, GEORGE	Woodbine House, Westhoughton, Lancs.
1897	BRADSHAW, ARTHUR GEORGE .	7, Gage Street, Lancaster.
1896	BRIGGS, DAVID	Brigg, Lincolnshire.

*Passed
Preliminary
Examination.*

STUDENTS.

1897	BRIDGEWATER, CLEMENT JOSEPH BENTLEY	} 94, Portland Place, W.
1897	BRIERLEY, HUGH COLLEY	Sledmere, York.
1897	BRINDLEY, HERBERT WESTWOOD	85, Balsall Heath Road, Edgbaston, Birmingham.
1897	BROAD, SYDNEY LOWTHER	"Stranraer," Upper Terrace Road, Bournemouth.
1895	BURROWS, FRANK HERBERT	Elwick House, Bank Street, Ashford, Kent.
1897	BUTCHER, THOMAS EWEN	The Rowans, Beaconsfield Road, St. Albans, Herts.
1897	CANNELL, BASIL CHARLES HARMAN	Wadley House, Faringdon, Berks.
1896	CARGILL, CAMPBELL FEATHERSTON	{ The Red Cottage, St. Andrew's Square, Surbiton Surrey.
1896	CARR, HERBERT FRANCIS	Manor House, Appledram, near Chichester.
1895	CASTLE, THOMAS ANELIUS MAR- RIOTT	} 89, Harcourt Terrace, South Kensington, S.W.
1896	CATLEUGH, WILLIAM DENZIL	Donnington Road, Newbury, Berks.
1897	CHATELL, ARTHUR PAUL	Camden Rise, Chislehurst, Kent.
1896	CHATELL, FRANCIS LARIOT	Camden Rise, Chislehurst, Kent.
1895	CHESTERTON, FRANK SIDNEY	31, Pembroke Road, Kensington, W.
1897	CHURCH, GEOFFREY REDMORE	2, Steeles Road, South Hampstead, N.W.
1897	CLARK, NATHANIEL, JUN.	Beamish Park, Pitt Hill, R.S.O., Co. Durham.
1897	COLE, GEORGE HARRY	10, Fernshaw Road, Fulham, S.W.
1896	CONSTABLE, JOHN	Ardle Lodge, Southfield, Wandsworth, S.W.
1896	COOK, EDWARD ARTHUR	Gordon Villa, Henley-on-Thames.
1897	COOKE, FREDERICK NOEL	24, Highfield Street, Leicester.
1896	COOKE, HENRY FOTHERGILL	4, Normanton Road, Clifton, Bristol.
1897	COPE, GERALD HARWOOD	Broxton, Chester.
1896	CORLETT, LIONEL	226, South Lambeth Road, S.W.
1896	CRAGG, GEORGE EDWIN	Quarry Bank, Greenside, near Kendal.
1897	CRAMPHORN, CHARLES HUBERT	8, Cambridge Terrace, Chatham, Kent.
1897	CROFT, GEORGE HERBERT	10, Sussex Square, Brighton, Sussex.
1895	CROWTHER, CYRIL	Strawberry Hill, Haulgh, Bolton, Lancashire.
1897	CRUMP, EDWARD HAROLD	Denbeigh, Victoria Terrace, Cheltenham.
1897	CURREY, HAROLD WYNNE	55, Linden Gardens, W.
1896	CUTLER, GEORGE	West Bank, Lewisham Hill, Blackheath, S.E.
1896	DANCASTER, FRED HARRY ARTHUR	Goodwin, Carysfort Road, Boscombe, Hants.
1895	DANIEL, HENRY IVIE HERBERT HOOD	} Hill End, Henbury, Bristol.
1897	DANN, HENRY, JUN.	Highlands, Dartford, Kent.
1896	DARNELL, CHARLES TILLEY	Blaby, Leicester.
1897	DAVIES, JOHN WILLIAM SATTERLEY HUMPHREYS	} 8, Laurence Pountney Hill, E.C.

*Passed
Preliminary
Examination.*

STUDENTS.

1896	DENNIFORD, PERCY	Cotehele, Oxford Road, Teddington.
1896	DRIVER, ARTHUR CHARLES	4, Whitehall, S.W.
1897	DYER, PERCY FREDERIC	Amatola, Wallands Park, Lewes, Sussex.
1897	EDWARDS, HAROLD EDGAR	29, Blantyre Street, Chelsea, S.W.
1896	ELLIOTT, ARNOLD	Tokenbury, Liskeard, Cornwall.
1896	ELLIS, ALFRED CAVE	21, West Hill, Highgate, N.
1897	ELLIS, RUPERT LUMLEY	29, Fleet Street, E.C.
1896	ELLIS, ARNOLD ROBERTSON	2, St. Paul's Square, Bedford.
1894	ELLIS, LOUIS BOISSEVAIN	Brommore, Woking, Surrey.
1895	EVANS, FRANKLIN BOUCHER	{ Heath View, Southborough, Tunbridge Wells, Kent.
1897	EVERED, HAROLD	7, St. James's Street, S.W.
1895	FIELD, CHARLES ROLAND	211, Anerley Road, Anerley, S.E.
1895	FIELDER, EDWARD CHRISTOPHER	Milbourne, Malmesbury, Wilts.
1895	FITCH, ARTHUR LEWELLYN	Denmark House, Erleigh Road, Reading.
1897	FLEW, JOHN LEONARD HARRIS	7, Cunliffe Villas, Manningham, Bradford.
1895	FOULKES, NOEL MACINTYRE	Grove Lodge, Tring, Herts.
1896	FREUER, WILLIAM SAMUEL	West Rudham, Swaffham, Norfolk.
1897	FROST, ALFRED CARDAIN	Sunnybank, Epsom Road, Morden, Surrey.
1897	GATE, HENRY ARTHUR ARMYTAGE	20, Mecklenburgh Square, W.C.
1895	GAYER, ALFRED EDWARD	St. Matthew's Vicarage, Bristol.
1897	GETTINGS, SYDNEY SALTER	{ The Mount, Chester Road, Erdington, near Bir- mingham.
1895	GLEED, HERBERT ALEXANDER	21, Flodden Road, Camberwell, S.E.
1895	GOODCHILD, CHARLES SAMUEL	Great Yeldham Hall, Halstead, Essex.
1897	GOULD, HARMER	29, Woodvale, Forest Hill, S.E.
1895	GRAHAM, GEO. ERNEST HOWGRAVE	12, Willow Road, Hampstead, N.W.
1895	GRAY, HORACE NORMAN	334, Commercial Road, E.
1895	GRIPPER, JOSEPH EDWARD	1, Clydesdale Avenue, Chichester.
1896	HALL, HENRY ALEXANDER THOMAS	26, Upper Leeson Street, Dublin.
1897	HAMILTON, GERALD FRANCIS	{ Hamwood, Dunboyne, Co. Meath.
1897	HARLOW, WILLIAM WYATT RIDG- WAY	{ Northwood House, Hanley, Staffordshire.
1896	HARRISON, HENRY BEAUCHAMP	2, Belgrave Villas, Chippenham.
1896	HARTLEY, TOM PERCY	Uffculme, Garlinge Road, West Hampstead, N.W.
1896	HASSETT, REGINALD CHARLES	14, Dering Street, New Bond Street, W.

*Passed
Preliminary
Examination.*

STUDENTS.

1895	HAWKINS, JOHN FREDERICK	6, Ravensbourne Road, Bromley, Kent.
1896	HAWKINS, LANCELOT GOULDER	Downham Market, Norfolk.
1895	HEAL, HAROLD	Nower Hill, Pinner.
1896	HEATH, HENRY CUBITT	{ Kingsbridge House, Westcombe Park, Blackheath, S.E.
1897	HENDERSON, HAROLD KENNETH HARCOURT	{ The Stalls, St. John's, Worcester.
1896	HILLIARD, HUGH NEVILLE	Writtle, Chelmsford, Essex.
1896	HINCHSLIFF, EDWARD ROBERT	23, Victoria Street, Crewe.
1896	HINKS, HENRY	23, Tavistock Road, Croydon.
1897	HOARE, HENRY AUGUSTUS STAFFORD NOEL	{ 7, St. Stephen's Crescent, Bayswater, W.
1897	HOOPER, ALFRED EGBERT	Laura Place, Andover, Hants.
1897	HOUGHTON, WILLIAM CHARLES	41, Prospect Hill, Walthamstow, Essex.
1896	HOWLAND, GEORGE	Rushyhead, Coleshill, Amersham, Bucks.
1896	HUMPHRY, MARTIN GEORGE	Toxton House, Royston, Cambs.
1897	HUTCHINSON, CHARLES FREDERICK	Oak Tree House, Preston, nr. Hull.
1895	JACKSON, ROBERT EVAN	Hall, Gowan, Carnforth, Lanes.
1896	JAMES, THOMAS ANNANDALE	{ Engineers' and Surveyors' Offices, Council Buildings, Acton, W.
1897	JENNER, EDWARD JAMES SLARK	Stanley Villa, Henley-on-Thames.
1896	JOHNSTON, REGINALD	22, Avenue Road, Swindon.
1897	JONAS, HAROLD DRIVER	4, Whitehall, S.W.
1895	JONES, LAWRENCE EVERARD	153, Highbury New Park, N.
1894	KERR, JOHN MURRAY	Summerfield, Llanidloes.
1895	KIBBLEWHITE, HENRY JAMES TRELEAVEN	{ 14, Grove Terrace, Highgate Road, N.W.
1896	KINCAID, HERBERT EDWARD	4, Ailesbury Road, Dublin.
1897	KISLINGBURY, ARTHUR VERNON	Parkside, Hendon Lane, Finchley, N.
1895	LAIRD, NINIAN P.	Kirby Muxloe, near Leicester.
1896	LAMPARD, SYDNEY MARTIN	114, Clapton Common, N.
1897	LANGRIDGE, WALTER FREDERICK	5, Lansdowne Road, Tunbridge Wells.
1897	LANHAM, LAWRENCE	The Auction Mart, Basingstoke, Hants.
1896	LEAKE, ROBERT	Holmleigh, Palace Gates Road, Wood Green, N.
1897	LEES, FRANK ARTHUR	2, St. Paul's Square, Bedford.
1897	LEMMOIN-CANNON, HENRY	252, Brixton Hill, S.W.
1897	LEWIS, JOHN	Worley Road, St. Alban's, Herts.
1896	LITTLE, HUDSON	Rose Villa, Wigton Road, Carlisle.
1896	LLOYD, DONALD DE FRATES	Bellevue, Weyhill Road, Andover.
1896	LUMLEY, EDWARD ADRIAN	22, St. James's Street, S.W.
1897	LUMLEY, FREDERICK ROBERT	The College of Agriculture, Downton, Wilts.

*Passed
Preliminary
Examination.*

STUDENTS.

1897	MACKINTOSH, WILLIAM SMITH .	Four Elms, Studley, Warwickshire.
1897	MAGER, SYDNEY	28, Carleton Road, Tufnell Park, N.
1895	MARCUS, WILLIAM MORTIMER .	20, Strathblaine Road, New Wandsworth, S.W.
1897	MARK, FREDERICK ROWLAND .	Upton Villa, Forest Road, Forest Gate, E.
1896	MARSHALL, GEORGE ERNEST .	The Poplars, Handsworth, near Sheffield.
1897	MARTIN, CECIL VALENTINE WATSON	55, Westgate, Wakefield.
1896	MARTIN, JOHN PATTINSON . .	The Grove, Tring, Herts.
1897	MEABY, THOMAS JAMES . . .	Canford, Wimborne.
1896	MEACHER, EDWARD ERNEST . .	4, Cheriton Road, Folkestone, Kent.
1897	MEACHER, SYDNEY GEORGE . .	Sunny Lodge, Malvern Link, Worcestershire.
1897	MICHELL, HENRY LINGWOOD .	8, Bessborough Gardens, South Belgravia, S.W.
1894	MOLYNEUX, FRANK EUSTACE .	The Elms, St. Peter's Road, South Croydon.
1897	MORLE, DENZIL ADAIR . . .	102, Jermyn Street, S.W.
1895	NEWMAN, HENRY ARTHUR . .	24, Burghley Road, Highgate Road, N.W.
1897	NEWSOME, SAMUEL HENRY . .	High House, Alvechurch, Worcestershire.
1896	O'BRIEN, DONOUGH RICHARD .	Charleville, Co. Cork.
1897	ORCHARD, SIDNEY SAMUEL . .	2, Okehampton Terrace, Exeter.
1897	PAGET, ALGERNON BERKELEY .	20, Lexham Gardens, W.
1895	PAICE, WILLIAM	Hartland House, Woolacombe, N. Devon.
1896	PAYNE, EDGAR SELBY	South Hill, Bromley, Kent.
1896	PEARCE, FRANCIS ARTHUR . .	78, Blenheim Gardens, Willesden Green, N.W.
1895	PEARSE, THOMAS WILLIAM .	Stoliford, Modbury, Devon.
1896	PEASE, CHARLES EDWARD . .	{ Lancaster Lodge, Lauriston Road, Wimbledon, S.W.
1896	PEEBLES, PHILIP	Northfield, Albury, near Guildford, Surrey.
1897	PIERSON, GUY KENYON . . .	Woodlands Road, Altrincham, Cheshire.
1895	PINFOLD, FRANCIS ARTHUR .	191, Prince of Wales Road, Haverstock Hill, N.W.
1897	PINSON, GILBERT	{ Lynton House, High Street, Solihull, Warwick- shire. 232;
1896	PORTER, SIDNEY LAURANCE . .	27, Belsize Square, Hampstead, N.W.
1896	POTTER, SHIRLEY HERBERT .	1, Wyndham Road, Edgbaston, Birmingham.
1897	PRATT, FRANK PERCY . . .	Castle House, Ongar, Essex.
1897	QUARTLY, HENRY ROBERT . .	32, Victoria Street, Maidstone, Kent.
1896	RANSOM, THOMAS REGINALD .	Dunkeld, 59, Ritherdon Road, Upper Tooting, S.W.
1896	RAWSTRON, CHAS. OLIVER . .	44, Regent Street, Lancaster.
1896	REDFERN, CHARLES FREDERICK	Elleray, Northfield, Worcestershire.
1896	REED, RICHARD GEORGE GORDON	Glendevon, Addiscombe Road, Croydon.
1895	REEVE, DOUGLAS WILLIAM . .	St. Moritz, Camborne Road, Sutton, Surrey.

*Passed
Preliminary
Examination.*

STUDENTS.

1897	RENDELL, HARRY SYMONS . .	Forde View, Newton Abbot, Devon.
1896	RENDELL, JOHN	Forde View, Torquay Road, Newton Abbott, Devon.
1896	RIDDETT, MAURICE CHARLES .	Highclere, Ryde, Isle of Wight.
1897	ROBBINS, WALTER FRANCIS .	Crockshard, Wingham, Kent.
1895	ROBINSON, RALPH ETESON . .	29, Beacon Hill, Camden Road, N.
1897	RUTLEY, ARTHUR DENNETT .	Birchwood, Caterham Valley, Surrey.
1896	SANDAY, WILLIAM HENRY . .	Blackwell Hall, Chesham.
1896	SANDELL, STANLEY LUMAN . .	Belcaire, 77, Widmore Road, Bromley, Kent.
1897	SCHOFIELD, PETER	10, Dan Lane, Atherton, Lancashire.
1896	SEARLE, SYDNEY	4, Worthing Road, Horsham.
1897	SHARPE, EDWIN	24, Highfield Street, Leicester.
1895	SHELDON, HAROLD	Town Hall Chambers, Middlewich.
1897	SIMPSON, GEORGE SUART . .	6, Laurel Bank, Lancaster.
1896	SMITH, JOHN AMBROSE . . .	The Dale, Tatton Park, Knutsford, Cheshire.
1895	STACEY, FREDK. CHAS. WEBSTER	13, Camden Gardens, Shepherd's Bush, W.
1895	STALLARD, HAROLD ORLANDO .	Heath Vicarage, Leighton Buzzard.
1897	STEAD, EDWARD JOHN . . .	82, Derby Street, Mos Side, near Manchester.
1897	STEDMAN, CHARLES FREDERICK	Grantley Villa, Cranleigh, Surrey.
1895	STIMSON, HERBERT PERCY . .	Glendwr, 52, Brixton Hill, S W.
1896	STONE, GEORGE FREDERICK . .	Surveyor's Office, Town Hall, Eastbourne, Sussex.
1896	TAIT, FRANK VINCENT . . .	31, Pepper Street, Chester.
1897	TANNAHILL, ARTHUR WALTER ALFRED CLAUDE	} Firsleigh, Alexandra Road, North Finchley, N.
1897	TANNER, RUDOLPH	
1896	TAYLOR, EDWARD FERGUSON, JR.	Hillwood, Lyonsdown, New Barnet.
1896	TERRY, FRANK TREACHER . .	8, Hopton Road, Streatham, S.W.
1896	TIMBRELL, ALAN	52, Beechhill Road, Sheffield.
1894	TOWSE, JOHN STANLEY . . .	Hillside, Ravensbourne Park, Catford, S.E.
1897	TREMLETT, WALTER WILLIAM .	The College of Agriculture, Downton, Wilts.
1897	TURNER, VINCENT	} Borough Surveyor's Office, Town Hall, Wokingham.
1896	TYACK, ARTHUR HENRY . . .	
1897	WACHER, THOMAS BLAKE . .	Ethelbert Road, Canterbury, Kent.
1896	WARING, HOLT	Waringstown, Co. Down.
1896	WATERFIELD, HORACE CLARE .	30, Prince's Square, Bayswater, W.
1897	WATSON, PERYN	New Grove, Petworth, Sussex.
1895	WEALL, JOHN GRAHAM . . .	Rutland Lodge, Watford, Herts.
1897	WEBB, EDWARD MURTON . .	School House, The Close, Norwich.
1897	WEEKES, CYRIL SWAFFER . .	25, Mount Sion, Tunbridge Wells, Kent.

*Passed
Preliminary
Examination.*

STUDENTS.

1897	WELSH, HUGH	Dovenby, Cockermouth, Cumberland.
1896	WESTWOOD, PERCY JAMES . . .	26, High Street, Grays, Essex.
1897	WHEELER, FRANK CORNELIUS .	4, Frederick's Place, Old Jewry, E.C.
1895	WHESTON, WRAY WILKINS . .	Manor Farm, Thames Ditton.
1897	WHITELEY, CYPRIAN CHARLES } OSWALD	44, Ellison Road, Streatham Common, S.W.
1897	WIDDICOMBE, CHARLES EDWIN	Brooklands Farm, The Avenue, Cambridge.
1897	WIGLEY, SIDNEY PRUDEN . .	Winslow, Bucks.
1896	WILKINS, WILLIAM FAWCETT . .	29, Thurleigh Road, Balham, S.W.
1894	WILKINSON, FRANK	168, North Street, Brighton.
1896	WILLIAMS, ARTHUR CODRINGTON	{ The Abbey House, Witchampton, Wimborne, Dorset.
1897	WILLIAMS, HANBURY	48, Prince of Wales Road, Norwich.
1895	WILSON, GEORGE FREDERICK . .	243, Romford Road, Forest Gate, E.
1897	WINSHIP, JOSEPH	Regent Street, Cambridge.
1895	WILTON, JAMES PERCY	133, Hartington Road, Sefton Park, Liverpool.
1897	WITHYCOMBE, JOHN GIDLEY . .	Stanhope Road, St. Albans, Herts.
1895	WOOD, ROBERT	{ Ewhurst, Routh Road, Wandsworth Common, S.W.
1895	WOODS, HY. EDWARD ANZANI . .	Lancaster Lodge, Sidcup, Kent.
1897	WRIGHT, THOMAS HENRY . . .	96, Thrale Road, Streatham Park, S.E.
1895	WYATT, HERBERT GUY BUCKELL	New Park Villa, Eardley Road, Sevenoaks.

Total number of Students, 215.

SUMMARY.

Honorary Members	18
Fellows	1,814
Professional Associates	518
Associates	84
Colonial Fellows	10
Students	215
Total	<u>2,659</u>

NOTE.—To ensure the regular transmission of the Papers and Notices, it is particularly requested that any changes of address be communicated at once to the Secretary.

Members of the Institution who have Passed the Fellowship Examination.

1893 ABRAMS, BENJAMIN PERCY.	1893 BODY, ARTHUR.
1888 ADKIN, BENAIAH WHITLEY (<i>Special Sanitary Science Certificate</i> , 1893).	1895 BOOTH, GILBERT WILLIAM.
1897 *ALLEN, PERCY.	1891 BOULTING, FREDERICK EDWARD.
1893 AMOS, FRANK (<i>Crawter Prize</i> , 1893).	1892 BRACKETT, FREDERICK HENRY.
1892 ANSCOMBE, ERNEST.	1895 BRADLEY, JAMES WILLIAM.
1895 ARIS, JOHN WHITTON.	1895 BRADSHAW, HARRY GREAVES.
1894 ARNOTT, JOHN.	1893 BRADY, RALPH HOLLINSHEAD.
1897 *ASHENDEN, LEONARD THOMAS.	1895 BREEDS, ARTHUR OWEN.
1887 AUSTIN, RICHARD, JUN.	1894 BRINKWORTH, ROBERT EDWIN.
1891 *AYLEN, CECIL HUGH.	1897 *BRINSLEY, HERBERT GEORGE WILLIAM.
	1896 *BROOKS, JOHN McMULLEN.
1895 BAILEY, LEWIS HEWITT.	1896 *BROOKS, PHILIP FULLER.
1891 BALL, WILLIAM ALFRED.	1893 BROWN, ALEXANDER BURNETT.
1893 BANCROFT, FREDERICK HERBERT.	1893 BROWN, ARTHUR MACDONALD (<i>Driver Prize</i> , 1889).
1895 *BANNISTER, TOM HARRISON CAFFYN.	1894 BROWN, GEORGE TURVILLE.
1891 BARNES, GEORGE FREDERICK.	1887 BUCKLAND, ALFRED VIRGOE.
1893 *BEADEL, FREDERICK MAURICE.	1893 BUCKLAND, SIDNEY CRAWFORD.
1889 BEARD, EDWIN THOMAS.	1887 BURROWS, ALFRED JOHN.
1884 BEDELLS, CHARLES HERBERT.	1896 BURTON, AMOS, JUN.
1895 BELCHER, EDWARD JOHN.	1891 BUSHELL, HENRY.
1896 *BELL, HERBERT OWEN.	
1893 BELLINGHAM, ARCHIBALD TURNER.	1896 CAMPBELL, HUGH BRUCE.
1888 BENSON, ROBERT ALAN (<i>Bracketted Special Prize</i> , 1884).	1895 *CARR, THOMAS EDMUND.
1897 *BENTLEY, HAROLD EDWIN.	1892 CASTLE, HAROLD.
1893 BEYEN, SEPTIMUS.	1895 CHAMBERS, THEODORE GERVAISE (<i>Penfold Gold Medal</i> , 1895).
1894 BIDWELL, JOHN EVANS.	1894 COALES, HERBERT GEORGE.
1894 BIRCH, RICHARD ELWYN.	1893 COBHAM, GEORGE WILLIAM (<i>Special Prize</i> , 1890; <i>Crawter Prize</i> 1890).
1889 BIRCH, WALTER DE HOGHTON.	
1893 BLACKBOURN, HENRY.	

* Those to whose names a star is affixed, have passed the Fellowship Examination, but have not yet been transferred to the Class.

Members of the Institution who have Passed the Fellowship Examination.—continued.

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| 1895 COOPER, ALFRED WILLIAM. | 1894 FINN, FRED. |
| 1894 COPE, HENRY JAMES. | 1894 FINN, HERBERT ARCHIBALD (<i>Special Prize</i> , 1891). |
| 1892 CORDEROY, ATHELSTANE. | 1894 FITT, HARRY CHARLES. |
| 1897 *COX, WALTER THEODORE. | 1897 FLETCHER, HERBERT PHILLIPS. |
| 1893 CRIER, JOHN THOMAS. | 1895 FORD, SOLOMON. |
| 1895 *CROSS, ARNOLD CHARLES MARTIN. | 1897 *FOSTER, EDWARD CHARLES. |
| 1897 *DANIEL, HENRY WILKINSON. | 1890 FOSTER, FRANK (<i>Special Sanitary Science Certificate</i> , 1892). |
| 1890 DARCH, JOHN. | 1894 FOSTER, JAMES HERBERT FURMEDGE. |
| 1892 DAVEY, HENRY THOMAS. | 1893 FRANKLIN, BENJAMIN BELGROVE. |
| 1895 DAVIES, CYRIL FROODVALE (<i>Crawler Prize</i> , 1895). | 1897 FRASER, THOMAS SMELLIE. |
| 1894 DAVIES, DAVID THOMAS. | 1894 FRASER, WILLIAM. |
| 1886 DAY, WILLIAM, JUN. | |
| 1893 DEBENHAM, FRANK BRIDGEWATER. | 1894 GARDNER, GILBERT. |
| 1894 *DEBENHAM, FREDERIC KERSEY. | 1897 *GARNER, JOHN STANLEY. |
| 1893 DEBENHAM, HORACE BENTLEY. | 1892 *GARRARD, ARTHUR NORMAN. |
| 1890 DENDY, WILLIAM COOPER (<i>Special Prize</i> , 1889). | 1895 GERMAN, GEORGE, JUN. (<i>Driver Prize</i> , 1892). |
| 1885 DICKSON, THOMAS ARTHUR. | 1887 GIBB, WILLIAM PASHLEY. |
| 1896 DINWIDDY, DONALD. | 1892 GIDDY, OSMAN HORTON. |
| 1891 DONE, JOHN JAMES (<i>Driver Prize</i> , 1887). | 1893 GODDARD, ALEXANDER. |
| 1888 DREW, HENRY ALBAN. | 1886 GODFREY, ROBERT. |
| 1892 DUDLEY, EDGAR. | 1897 GOULDING, ARTHUR. |
| | 1892 GREEN, ALEXANDER ERNEST. |
| 1891 EAGLAND, WILLIAM FRANCIS. | 1897 GREEN, EDMUND HORACE. |
| 1895 EASON, EDWARD WILLIAM (<i>Institution Prize</i> , 1893). | 1897 GREEN, FREDERICK ALGERNON (<i>Penfold Gold Medal</i> , 1897). |
| 1897 *EASTER, WILLIAM. | 1896 GREGSON, GEORGE ERNEST. |
| 1894 EDMONDS, JOHN. | 1896 GRIFFIN, ALFRED. |
| 1896 EGGINTON, DENYS. | 1892 GROGAN, HEDWORTH HERBERT. |
| 1895 ELLIS, ALBERT EDWARD. | 1892 GROVER, ARTHUR. |
| 1889 ELLIS, FRANCIS, JUN. | 1895 *GROVER, PHILIP GORDON. |
| 1890 ELLIS, HERBERT MOATES. | |
| 1890 ELLIS, RALPH STAPLES. | 1891 HADLEY, FRANK. |
| 1887 EVE, HERBERT TRUSTAM. | 1894 HAIGH, THOMAS FREDERICK. |
| 1895 EVES, FRANCIS GEORGE BERTRAM. | 1897 HALL, JOHN HERBERT. |
| 1890 EVES, WILLIAM LIONEL. | 1891 HALL, WILLIAM TIMOTHY (<i>Institution Prize</i> , 1894). |
| 1895 FENN, ANDREW THOMAS CRANAGE. | |
| 1895 FIELDS-CLARKE, GEORGE THOMAS. | |

Members of the Institution who have Passed the Fellowship Examination.—continued.

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| 1894 HAMPTON, GFORGE FREDERICK WILLIAM. | 1897 *KINGSFORD, PERCY HAMILTON. |
| 1888 HANSELL, REGINALD GODDARD (<i>Special Sanitary Science Certificate</i> , 1893). | 1896 *KNIGHT, GEORGE EDWARD. |
| 1896 *HARRISON, GEO. JOHN ROBERTSON. | 1897 *LAKE, CUTHBERT JOSEPH. |
| 1890 HASLAW, DRYLAND, JUN. | 1896 LAKIN-SMITH, ERNEST. |
| 1886 HASLUCK, LANCELOT GERALD. | 1889 LAMBERT, GODFREY CHARLES |
| 1892 HAYWARD, FREDERICK GEORGE | 1895 *LANCASTER, JOHN ROY. |
| 1891 HEAD, JOHN GEORGE (<i>Crawter Prize</i> , 1891). | 1893 *LAWLEY, FREDERICK WILLIAM. |
| 1897 *HEASLER, HOLLAND CHARLES. | 1893 LEANING, HENRY JOHN. |
| 1896 HERN, SAMUEL. | 1895 LEANING, WILLIAM ARTHUR |
| 1895 HEWARD, ERNEST JAMES. | 1894 LEATHER, GEORGE HERBERT. |
| 1891 HIGGINS, GEORGE. | 1897 *LEE, EDWARD ERNEST ARTHUR. |
| 1889 HODGE, LEONARD PERCIVAL. | 1893 LEE, JOHN WILFRID. |
| 1895 HOLIDAY, PERCY CAVE. | 1895 LEEDER, ERNEST HOLTHAM. |
| 1897 HOMAN, HUBERT FRANKLIN. | 1895 LONGSDON, ERNEST MOREWOOD. |
| 1896 HOOD, WALTER RICHARD. | 1897 LUCAS, JOHN ARCHIBALD. |
| 1895 HOOPER, CECIL HENRY. | 1895 MCCARTHY, HENRY ROBERT. |
| 1897 *HOOPER, EDGAR WILFRED. | 1895 MACNICOLL, DOUGLAS HENRY. |
| 1883 HORNE, WILLIAM EDGAR. | 1895 MADDOX, HARRY EDWARD. |
| 1897 *JARMAN, WILLIAM. | 1891 MANN, ROBERT BAGSHAW. |
| 1895 *JARMAN, FRANK WILMOTT. | 1897 *MARTIN, ALFRED JOHN. |
| 1894 JEFFREE, SYDNEY. | 1895 MARTIN, HEBER GAMBLING (<i>Institution Prize</i> , 1888). |
| 1897 JENKIN, ARTHUR PEARSE. | 1895 *MARTIN, SAMUEL. |
| 1895 JENKINSON, JOHN. | 1892 MARTIN, THOMAS (<i>Special Forestry Certificate</i> , 1893). |
| 1897 *JENNER, WILLIAM. | 1888 MASSIE, FRANK. |
| 1894 JOHNSON, BERNARD MARR. | 1895 MATHEWS, LOUIS OSLER. |
| 1884 JOHNSON, HENRY. | 1889 MAXWELL, FRANCIS WILLIAM. |
| 1894 JOHNSTON, WALTER HENRY. | 1893 MELLENFIELD, JAMES HENRY. |
| 1889 JONAS, HARRY MARSHALL (<i>Institution Prize</i> , 1887). | 1890 *MELROSE, FRANK (<i>Special Sanitary Science Certificate</i> , 1893). |
| 1890 JONES, FREDERICK HERBERT. | 1897 MERCER, CHARLES EDWARD. |
| 1886 JONES, HENRY ARTHUR (<i>Special Sanitary Science Certificate</i> , 1892). | 1892 MERRY, ARTHUR WALKER (<i>Institution Prize</i> , 1890). |
| 1892 KEMP-SMITH, JAMES FREDERICK. | 1894 MESSENGER, HENRY. |
| 1888 KING, ALFRED. | 1884 MICHELMORE, ALFRED (<i>Special Forestry Certificate</i> , 1890). |
| | 1896 MILLER, JOHN EZRA. |
| | 1892 MITCHELL, GEORGE SHARMAN. |
| | 1884 MIXER, EDWARD. |

Members of the Institution who have Passed the Fellowship Examination.—continued.

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| 1885 MOORE, HAROLD EDWARD. | 1895 *POWELL, CHARLES REGINALD
EVERNDEN. |
| 1894 MORRIS, RICHARD PERCIVAL. | 1896 PRALL, HERBERT ALEXANDER. |
| 1891 MOULD, GRAHAM HARLEY. | 1895 PRALL, HERBERT EDWARD. |
| 1892 MULLER, JOHN JOSEPH. | 1892 PRESTON, SAMUEL DAVID. |
| | 1894 PRICE, RICHARD ARNOLD. |
| 1894 NEWMAN, SAMUEL FRANK. | 1896 *PRITCHARD, HERBERT ALFRED. |
| 1895 *NOCKOLDS, MARTIN CHARLES
HUBERT. | 1891 PUNCHARD, FREDERICK BURT. |
| 1895 *NORMAN, JAMES NOEL. | 1896 PURVIS, CHARLES JAMES. |
| 1883 NORTH, GEORGE FREDERIC. | |
| 1897 *NUTTALL, HERBERT. | 1896 RAFFETY, HERBERT WILLIAM
(<i>Special Prize</i> , 1892). |
| | 1897 *REFFELL, CHARLES ARTHUR. |
| 1894 OAKLEY, CHRISTOPHER PERCIVAL. | 1896 RENTON, GEORGE. |
| 1891 OAKLEY, JOHN HUBERT. | 1892 RICHARDSON, OLIVER ARCHER
(<i>Crawter Prize</i> , 1892). |
| 1892 OGDEN, MICHAEL GUY. | 1894 ROBINS, PHILIP SEYMOUR. |
| 1892 OSENTON, GEORGE, JUN. | 1893 ROBINSON, HENRY HERBERT. |
| | 1897 ROGERS, HORACE MORDAUNT. |
| 1896 *PAGE, STANLEY HATCH. | 1884 ROLLESTON, WILLIAM GUSTAVUS
STANHOPE (<i>Institution Prize</i> ,
1883). |
| 1895 PAIN, GEORGE LLOYD. | 1894 RONEY-DOUGAL, JOHN DOUGAL. |
| 1885 PAIN, JAMES. | 1887 RODS, ALFRED (<i>Driver Prize</i> ,
1886). |
| 1892 PALAMOUNTAIN, JOSEPH WM. | 1889 RUNDLE, EDWARD COLLINS. |
| 1891 PARRIS, CHARLES JOHN. | 1889 SADLER, GEORGE WILLIAM, JUN. |
| 1896 PARRY, JOSEPH WILLIAM. | 1896 *SANDFORD, CHARLES SIDNEY. |
| 1887 PARRY, RICHARD. | 1891 SAUNDERS, CHARLES HERBERT. |
| 1894 PARTRIDGE, EDWARD JOHN (<i>Driver
Prize</i> , 1890; <i>Penfold Gold Medal</i> ,
1894, and <i>Crawter Prize</i> , 1894). | 1892 SAVILL, EDWIN. |
| 1886 PAULL, ALAN. | 1894 SCRUBY, WILLIAM THOMAS. |
| 1897 *PEARCE, FRED. W. | 1897 SEXTON, GEORGE ALEXANDER. |
| 1896 PEARSON, HARRY JOHN. | 1883 SILCOCK, THOMAS BALL. |
| 1895 *PEARSON, HOWARD. | 1897 SKIPPER, HENRY HERBERT. |
| 1891 PERKINS, WALTER FRANK (<i>Special
Prize</i> , 1886). | 1892 SLATER, CHARLES FREDERICK. |
| 1884 PETO, JAMES WINDER. | 1897 *SMITH, CHARLES GORDON. |
| 1897 *PHILLIPS, WILLIAM. | 1895 SMITH, FRANK BRAYBROOKE. |
| 1885 PILDITCH, PHILIP EDWARD (<i>Spe-
cial Sanitary Science Certificate</i> ,
1890). | 1889 SMITH, FRANK WILLIAM (<i>Driver
Prize</i> , 1888). |
| 1897 *PINNEY, FREDERICK WYLDBORE
DIGBY. | 1884 SMITH, WILLIAM. |
| 1894 POTTER, HERBERT GEORGE. | |

Members of the Institution who have Passed the Fellowship Examination.—continued.

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| 1896 SOWELS, WILLIAM CLOWES. | 1895 WATSON, JAMES BRUCE. |
| 1894 STAPLEDON, ERNEST ALLEN. | 1896 *WATSON, HERBERT JOHN (<i>Institution Prize, 1895</i>). |
| 1896 TALLENT, EDWIN JAMES. | 1894 WATSON, JOHN, JUN. |
| 1897 *TATE, JOSEPH GEORGE. | 1892 WEBSTER, HUGH CALTHROP. |
| 1895 TAYLOR, HARRY WILLIAM. | 1895 WELLS, WILLIAM HENRY. |
| 1894 TEE, SAMUEL CLIFFORD. | 1895 WEST, CHARLES HENRY EDWARD. |
| 1894 TEMPLE, FREDERICK WILSON. | 1897 WHEELER, JOHN HENRY WEST. |
| 1896 *THOMPSON, ROLAND O'BRIEN. | 1897 *WHITAKER, ERNEST VICTOR. |
| 1895 THRING, DOUGLAS THEODORE. | 1896 WHITTAKER, JOHN DRONSFIELD |
| 1887 TIFFEN, JOHN HENRY (<i>Institution Prize, 1885</i>). | (<i>Penfold Silver Medal, 1894; Driver Prize, 1894; Penfold Gold Medal, 1896; Crawler Prize, 1896</i>). |
| 1893 TORY, JOHN EDWARD, JUN. | 1897 *WHITTON, PERCY. |
| 1885 TREADWELL, HENRY JOHN (<i>Driver Prize, 1883</i>). | 1896 *WILDE, ALGERNON SIDNEY. |
| 1893 TUCKETT, PERCIVAL FOX. | 1896 *WILLIAMS, HENRY CUTHBERT. |
| 1893 TYLER, JAMES WILLIAM. | 1894 WILLIS, EDWARD. |
| 1883 VERNON, ARTHUR. | 1896 *WONNACOTT, ERNEST WM. MALPAS. |
| 1892 WALKER, JOSEPH ARTHUR. | 1891 WOOD, CHARLES BRUCE. |
| 1897 *WALKER, WILLIAM SELVES (<i>Crawler Prize, 1897</i>). | 1896 *WOOD, LESLIE STUART. |
| 1897 WALLIS, JOHN DAVID. | 1895 WOODS, ARTHUR GEORGE. |
| | 1895 WYLES, JOHN WALTER. |
| | 1892 YOUNG, HARRY AUSTIN LINDSAY. |

Members of the Institution who have Passed the Professional Associateship Examination.†

1891 ABRAMS, BENJAMIN PERCY.	1896 BEACH, ARCHIBALD WILLIAM HICKS.
1894 ADAMS, GERALD JAS. FREDERICK.	1890 BEADEL, MAURICE FREDERICK.
1895 ADAMS, HERBERT.	1885 BEARD, EDWIN THOMAS.
1896 ADDISCOTT, HENRY HUGH.	1891 BEASLEY, JOHN ARTHUR LLEWELLYN (<i>Driver Prize</i> , 1891).
1887 ADKIN, BENAIAH WHITLEY.	1883 BEDELLS, CHARLES HERBERT.
1893 ALLEN, JOHN PARNELL.	1894 BEKEN, GEORGE, JUN.
1895 ALLEN, PERCY.	1888 BELCHER, EDWARD JOHN.
1896 AMBLER, SYDNEY WOOD.	1894 BELL, HERBERT OWEN.
1892 AMOS, FRANK.	1889 BELLINGHAM, ARCHIBALD TURNER.
1895 ANDERSON, THOMAS JOHN.	1884 BENSON, ROBERT ALAN.
1896 ANDREWS, STEPHEN HAMPTON.	1895 BENTLEY, HAROLD EDWIN.
1887 ANSCOMBE, ERNEST.	1892 BEVEN, SEPTIMUS.
1890 ARMYTAGE, FRANCIS REGINALD.	1893 BIDWELL, JOHN EVANS.
1896 ARNO, SAMUEL.	1895 BIRCH, FRANCIS JULIAN LAURENCE.
1885 ARNOTT, JOHN (<i>Special Prize</i> , 1885).	1893 BIRCH, RICHARD ELWYN.
1894 ARIS, JOHN WHITTON.	1884 BIRCH, WALTER DE HOUGHTON.
1896 ASHENDEN, LEONARD THOMAS.	1886 BIRKETT, TOM.
1889 ASSITER, HARRY G. (<i>Special Sanitary Science Certificate</i> , 1892).	1894 BLOUNT, EDWARD.
1894 ASTLEY, REGINALD BASIL.	1885 BLUNDELL, HARRY.
1887 AUSTIN, RICHARD, JUN.	1896 BLUNT, MONTAGUE CECIL.
1890 AYLEN, CECIL HUGH.	1896 BODEN, MAURICE.
1893 BAILEY, LOUIS HEWITT.	1893 BODGER, PERCY MORRIS.
1885 BAKER, CECIL CAUTLEY.	1890 BODY, ARTHUR.
1888 BALL, JAMES BENJAMIN.	1895 BOORD, WALTER BERTRAM.
1889 BALL, WILLIAM ALFRED.	1887 BOOTH, GILBERT WILLIAM.
1890 BANCROFT, FREDERICK HERBERT.	1896 BÖSHER, VICTOR EVANS.
1895 BANKS, FREDERICK STUART ANGUS.	1890 BOULTING, FREDERICK EDWARD.
1893 BANNISTER, TOM HARRISON CAFFYN.	1886 BOUSFIELD, EDWIN VAUGHAN DAVENPORT.
1890 BARCLAY, THOMAS.	1891 BOWDEN, ERNEST NEWTON.
1892 BARKER, GEOFFRY LIONEL.	1891 BOWDEN, JOHN FRIENDSHIP (<i>Institution Prize</i> , 1891).
1889 BARNES, GEORGE FREDERICK.	
1884 BARRATT, HARRY.	
1887 BATEMAN, ARTHUR CHARLES.	

† This list does not include the names of those who have passed the Examination but have not yet joined the Institution.

Members who have Passed the Professional Associateship Examination—continued.

1888 BOWER, ARTHUR WENTWORTH CHIVERS.	1887 CARTER, ALFRED PRESLEY.
1890 BRACKETT, FREDERICK HENRY.	1895 CARTWRIGHT, ALFRED STOTT.
1894 BRADLEY, JAMES WILLIAM.	1891 CASTLE, HAROLD.
1896 BRADSHAW, ARTHUR STANLEY.	1896 CATHCART, ARCHIBALD HAMILTON.
1893 BRADSHAW, HARRY GREAVES.	1894 CHAMBERS, THEODORE GERVAISE.
1895 BRADWELL, GERVAISE HUBBART.	1893 CHAMPION, GEORGE ERNEST.
1888 BRADY, RALPH HOLLINSHED.	1888 CHALCRAFT, HENRY TERRELL.
1888 BREVETOR, THOMAS, JUN.	1896 CHAMBERLAIN, ARTHUR GEORGE RADDON.
1889 BRIDGFORD, LEO APPLETON.	1895 CHART, CHRISTOPHER.
1886 BRIGGS, JOHN.	1888 CHENEY, EDWIN JOHN.
1896 BRIGHTON, GEORGE LAWRENCE.	1892 CHILD, CHARLES.
1894 BRINSLEY, HERBERT GEORGE WILLIAM.	1888 CHILD, EDMUND HERBERT.
1892 BRINKWORTH, ROBERT EDWIN.	1885 COALES, HERBERT GEORGE.
1895 BROOKS, JOHN McMULLEN.	1890 COBHAM, GEORGE WILLIAM.
1895 BROOKS, PHILIP FULLER.	1889 COLBOURN, HENRY JAMES (<i>Special Forestry Certificate, 1890</i>).
1891 BROWN, ALEXANDER BURNETT.	1887 COLLINGHAM, J. CYRIL LEES.
1889 BROWN, ARTHUR MACDONALD.	1896 COLLINS, HORACE.
1896 BROWN, FREDERICK.	1885 COLLINS, MARCUS E.
1892 BROWN, GEORGE TURVILLE.	1888 COLLYER, DANIEL WILLIAM.
1887 BROWN, WILLIAM EDWARD.	1892 COOKE, LIONEL.
1893 BROWN, WILLIAM LOBIN TRANT.	1893 COOPER, ALFRED WILLIAM.
1894 BRUCE, ALEXANDER DAVID.	1890 COPE, HENRY JAMES.
1885 BUCKLAND, ALFRED VIRGOE.	1891 CORDEROY, ATHELSTANE.
1891 BUCKLAND, SIDNEY CRAWFORD.	1895 CORFIELD, THOMAS.
1888 BULBECK, GEORGE.	1896 CORY, EDWARD JOHN.
1892 BURDER, REGINALD EDWARD CAMPBELL.	1894 COWELL, HERBERT LEE.
1886 BURROWS, ALFRED JOHN.	1896 COWELL, WILFRED LEE.
1895 BURTON, AMOS.	1896 COWIN, NORRIS TYNWALD.
1887 BUSHELL, HENRY.	1893 COX, REGINALD JOHN.
1887 BUSS, FLEETWOOD GEORGE WILLIAM.	1896 COX, WALTER THEODORE.
1894 BUTLER, ALBERT ERNEST.	1888 CRAWTER, JOHN, JUN.
1895 BUTLER, RICHARD PIERCE.	1894 CREGEEN, HUGH STOWELL, JUN.
1894 CAMBRIDGE, WILLIAM JAMES.	1891 CRIER, JOHN THOMAS.
1886 CAMPBELL, COLIN.	1894 CROSIER, CHARLES.
1895 CAMPBELL, HUGH BRUCE.	1883 CROSLAND, WALTER.
1891 CARR, THOMAS EDMUND.	1891 CROSS, ARNOLD CHARLES MARTIN.
1894 CARNELL, SYDNEY GEORGE.	1888 CROUCH, JAMES LEONARD.
	1895 CROWTHER, KESTON NELSON.
	1896 CROZIER, GEORGE FRANCIS.

Members who have Passed the Professional Associateship Examination—continued.

1896	DAFFORN, GEORGE BERTIE.	1888	ELLIS, HERBERT MOATES.
1896	DANIEL, HENRY WILKINSON (<i>Institution Prize</i> , 1896).	1887	ELLIS, RALPH STAPLES.
1893	DARBISHIRE, HARRY VERNON.	1896	ELPHICK, GEORGE PELHAM.
1889	DARCH, JOHN.	1895	EVANS, ERNEST SYDNEY.
1888	DAVEY, HENRY THOMAS.	1895	EVANS, PERCIVAL BAKER.
1893	DAVID, GEORGE WILLOUGHBY.	1894	EVE, CHARLES GERALD.
1893	DAVIES, CYRIL FROODVALE.	1887	EVE, HERBERT TRUSTRAM.
1892	DAVIES, DAVID THOMAS.	1892	EVERED, GILLIEBRAND EDWIN.
1891	DAVIS, NEVILLE BROOKES.	1892	EVERETT, ARTHUR SHERMAN.
1896	DAVIS, WILLIAM HENRY HAROLD.	1894	EVERINGTON, JOHN.
1883	DAY, WILLIAM, JUN.	1894	EVES, FRANCIS GEORGE BERTRAM.
1892	DEBENHAM, FRANK BRIDGEWATER.	1888	EVES, WILLIAM LIONEL.
1893	DEBENHAM, FREDERIC KERSEY.	1894	FAGG, EDWIN WILLIAM.
1891	DEBENHAM, HORACE BENTLEY.	1896	FAIR, ARTHUR EDWARD.
1893	DELAMARE, FRANK.	1895	FARMER, HUGH CECIL.
1889	DENDY, WILLIAM COOPER (<i>Special Prize</i> , 1889).	1894	FINCH, CLEMENT ROBERT.
1884	DICKSON, THOMAS ARTHUR.	1892	FINN, FRED.
1894	DINWIDDY, DONALD.	1891	FINN, HERBERT ARCHIBALD.
1888	DIXON, FRANCIS EDWARD (<i>Special Prize</i> , 1888).	1896	FISHER, ROBERT.
1887	DONE, JOHN JAMES.	1893	FITT, HARRY CHARLES.
1896	DRAPER, EDWIN MAXWELL.	1895	FLEETWOOD, GEORGE SPALDING.
1886	DREW, HENRY ALBAN.	1893	FLETCHER, HERBERT PHILLIPS.
1892	DRUCE, EDRIC.	1892	FLIGHT, ALFRED.
1889	DUDLEY, EDGAR.	1892	FORD, SOLOMON.
1884	DUNNING, BERNARD SINON.	1890	FORREST, WILLIAM.
1885	EAGLAND, WILLIAM FRANCIS.	1889	FORSTER, WALTER HILL.
1893	EASON, EDWARD WILLIAM.	1895	FOSTER, EDWARD CHARLES.
1896	EASTER, WILLIAM (<i>Driver Prize</i> , 1896; <i>Penfold Silver Medal</i> , 1896).	1888	FOSTER, FRANK.
1893	EASTON, WALTER JOHN (<i>Driver Prize</i> , 1893).	1895	FOSTER, HARRY MASTERTON.
1893	EDMONDS, JOHN.	1892	FOSIER, JAMES HERBERT FURMEDGE.
1895	EGGINGTON, DENYS.	1892	FOX, CHARLES EDWARD.
1893	ELGAR, WALTER ROBINSON.	1894	FOX, FREDERICK RUSSELL.
1890	ELGOOD, FRANK MINSHULL.	1891	FRANKLIN, BENJAMIN BELGROVE.
1892	ELLIS, ALBERT EDWARD.	1895	FRASER, THOMAS SMELLIE.
1890	ELLIS, FRANCIS, JUN.	1890	FRASER, WILLIAM.
		1895	FUNNELL, HORACE FREDERICK.
		1896	GALE, ARTHUR WITHERBY.
		1889	GALSWORTHY, VINCENT SOMERS.
		1892	GARDNER, GILBERT.
		1895	GARNER, JOHN STANLEY.

Members who have Passed the Professional Associateship Examination—continued.

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| 1890 GARRARD, ARTHUR NORMAN. | 1884 HALL, WILLIAM TIMOTHY. |
| 1894 GARRETT, ARTHUR BERRY. | 1890 HAMPTON, GEORGE FREDK. WILLIAM. |
| 1892 GERMAN, GEORGE, JUN. | 1895 HANKEY, GILBERT LIONEL. |
| 1896 GETHIN, RANDOLPH GEORGE. | 1892 HANKINSON, FRANCIS HENRY. |
| 1886 GIBB, WILLIAM PASHLEY. | 1887 HANSELL, REGINALD GODDARD. |
| 1885 GIBBON, WILLIAM JACOMB (<i>Driver Prize, 1885</i>). | 1894 HARDIMAN, HARRY. |
| 1889 GIDDY, OSMAN HORTON. | 1887 HARDING, FREDERICK ALLCROFT. |
| 1894 GILBERT, JOHN SAINSBURY. | 1895 HARDWICK, ARTHUR JESSOP. |
| 1894 GLOVER, HENRY ALEXANDER. | 1895 HARRISON, ARTHUR. |
| 1896 GOADBY, HOWARD. | 1895 HARRISON, CYRIL HENRY GILMORE. |
| 1889 GODDARD, ALEXANDER. | 1894 HARRISON, GEORGE JOHN ROBERT-
SON (<i>Special Prize, 1894</i>). |
| 1885 GODFREY, ROBERT. | 1895 HARVEY, FREDERICK CHARLES. |
| 1886 GOLIGHTLY, CHARLES HUGH. | 1888 HASKINS, WILLIAM ALBION. |
| 1896 GOULDING, ARTHUR. | 1889 HASLAM, DRYLAND, JUN. |
| 1889 GRANT, JOSEPH. | 1883 HASLUCK, LANCELOT GERALD. |
| 1893 GRAY, PERCY WILLIAM. | 1893 HAWES, FREDERICK KIRK. |
| 1890 GREEN, ALEXANDER ERNEST. | 1890 HAYWARD, FREDERICK GEORGE. |
| 1896 GREEN, ARTHUR EDWARD. | 1895 HAYWOOD, SAMUEL SPENCER. |
| 1891 GREEN, EDMUND HORACE. | 1889 HEAD, JOHN GEORGE. |
| 1893 GREEN, FREDERICK ALGERNON. | 1894 HEASLER, HOLLAND CHARLES. |
| 1887 GREEN, THOMAS JOHN. | 1885 HEBBLETHWAITE, CHARLES HENRY. |
| 1886 GREEN, THOMAS JOSEPH. | 1894 HECKFORD, HARLEY. |
| 1896 GREENFIELD, FREDERICK JAMES. | 1892 HELLICAR, GEORGE THOMAS (<i>Spe-
cial Sanitary Science Certificate,
1893</i>). |
| 1884 GREENOP, EDWARD. | 1896 HEMPHILL, CHARLES GEORGE CATH-
CART. |
| 1895 GREGSON, GEORGE ERNEST. | 1886 HENDERSON, RICHARD |
| 1896 GRIERSON, JOHN NICHOLSON. | 1894 HEWARD, ERNEST JAMES. |
| 1894 GRIFFIN, ALFRED. | 1893 HEWETT, GEORGE THOMPSON. |
| 1892 GRIGGS, HENRY JENNER. | 1895 HICKS, WILLIAM ROOKE. |
| 1888 GRIMES, RALPH FEARON. | 1889 HIGGINS, GEORGE. |
| 1890 GROGAN, HEDWORTH HERBERT. | 1886 HILL, ALFRED. |
| 1889 GROVER, ARTHUR. | 1885 HILLIARD, GEORGE EDWARD. |
| 1894 GROVER, PHILIP GORDON. | 1888 HODGE, LEONARD PERCIVAL. |
| 1888 GUNTER, JAMES. | 1890 HODGKINSON, JAMES HENRY. |
| 1889 HADLEY, FRANK. | 1896 HODGSON, ARCHIBALD SANFORD. |
| 1892 HAIGH, THOMAS FREDERICK. | 1893 HOLIDAY, PERCY CAVE. |
| 1892 HALES, ARTHUR JOHN. | 1891 HOLLIS, HERBERT. |
| 1884 HALKYARD, WILLIAM REDFORD. | 1891 HOLLIS, RALPH. |
| 1895 HALL, FREDERICK WALTER. | |
| 1896 HALL, JOHN HERBERT. | |
| 1895 HALL, THOMAS BIDDLE. | |

[Members who have Passed the Professional Associateship Examination—continued.]

1894 HOLMES, JOHN EDWARD.	1890 KEMP-SMITH, JAMES FREDERICK.
1888 HOMAN, HUBERT FRANKLIN.	1895 KEMSLEY, WILLIAM HUGH.
1896 HOMFRAY, HERBERT RICHARDS.	1893 KENNETT, CHARLES ARTHUR.
1896 HOOD, THOMAS, JUN.	1896 KEY, ASTLEY COOPER.
1887 HOOPER, CECIL HENRY.	1894 KIESER, WILLIAM HENRY GUSTAV.
1895 HOOPER, EDGAR WILFRED.	1894 KILLICK, ANTHONY EDWARD.
1896 HOOPER, GERALD HUNTLEY.	1887 KING, ALFRED.
1895 HORTON, WILLIAM PHELPS.	1886 KING, WILLIAM ISAAC.
1890 INNES, GILBERT PLANTAGENET MITCHELL.	1896 KINGSFORD, PERCY HAMILTON.
1893 IRVINE, ARCHIBALD WYNDHAM.	1895 KIRK, JOHN WRIGHT.
1894 JACKSON, ALFRED ERNEST.	1892 KNIGHT, GEORGE EDWARD.
1894 JACKSON, EDWARD HENRY.	1895 LAKE, CUTHBERT JOSEPH.
1895 JACKSON, LEONARD LABREY.	1895 LAKIN-SMITH, ERNEST.
1894 JARMAN, WILLIAM (<i>Institution Prize, 1894</i>).	1888 LAMBERT, GODFREY CHARLES.
1892 JARMAN, FRANK WILMOT.	1895 LAMPRELL, WILLIAM THOMAS.
1892 JARRETT, THOMAS WILLIAM.	1893 LANCASTER, JOHN ROY.
1893 JEFFREE, SYDNEY.	1885 LANSDOWN, GEORGE ARTHUR.
1895 JENKIN, ARTHUR PEARSE.	1890 LARKIN, RICHARD WEBSTER.
1893 JENKINSON, JOHN.	1895 LAUMANN, MONTGOMERY PATRICK JOHN.
1896 JENKINSON, WILLIAM ERIC LEIGH.	1891 LAWLEY, FREDERICK WILLIAM.
1894 JENNER, WILLIAM.	1896 LEANE, WALTER BURDITT.
1896 JENNINGS, FITZ-LAWRENCE PERCIVAL DUDLEY.	1890 LEANING, HENRY JOHN.
1891 JESSETT, CHARLES EDWARD VERNON.	1894 LEANING, WILLIAM ARTHUR.
1895 JOHN, HENRY BELL.	1895 LEE, ERNEST EDWARD ARTHUR.
1892 JOHNSON, BERNARD MARR.	1896 LEE, FRANCIS BLACKLOCK.
1883 JOHNSON, HENRY.	1896 LEE, HENRY.
1887 JOHNSTON, WALTER HENRY.	1896 LEE, JOHN WILFRID.
1887 JONAS, HARRY MARSHALL.	1896 LEESE, VERNON FRANCIS.
1886 JONAS, SAMUEL MARSHALL.	1890 LEWIS, ARTHUR LEWELYN.
1894 JONES, DAVID PUGH.	1894 LIGHTFOOT, FRANCIS PRIDEAUX.
1896 JONES, ERNEST JOEL.	1892 LITTLE, HENRY.
1888 JONES, FREDERICK HERBERT.	1891 LONGSDON, EDWARD MOREWOOD.
1883 JONES, HENRY ARTHUR.	1895 LOVEGROVE, CHARLES GRESHAM.
1891 JOYCE, HARRY WARD.	1886 LOWE, CHARLES ROBERT.
1885 JULL, WILLIAM VINCENT.	1892 LUCAS, JOHN ARCHIBALD.
1890 KAY, WALTER ROBERT.	1895 LUCK, GEORGE EDWARD.
1895 KEAY, WILLIAM.	1894 LYONS, EDWARD COLVILL.
1894 KEEP, WILLIAM HENRY.	1894 MCCARTHY, HENRY ROBERT.
	1893 MACER, ALFRED THOMAS.
	1893 MADDOX, HARRY EDWARD.

Members who have Passed the Professional Associateship Examination—continued.

1896 MALLINSON, CHARLES HERBERT.	1890 MOULD, GRAHAM HARLEY.
1893 MANN, FREDERICK CHARLES THOMAS.	1883 MOYES, JOHN HELENUS.
1888 MANN, ROBERT BAGSHAW.	1889 MUIR, JAMES (<i>Institution Prize</i> , 1889).
1893 MARRIOTT, CECIL WYNN.	1891 MULLER, JOHN JOSEPH.
1896 MARSHALL, ARTHUR GEORGE.	1893 NEIGHBOUR, CHARLES EDMUND.
1896 MARTIN, ALEXANDER WILLIAM.	1894 NEUBRONNER, HARRY ALFRED.
1893 MARTIN, ALFRED JOHN (<i>Special Prize</i> , 1893).	1892 NEWMAN, SAMUEL FRANK.
1888 MARTIN, HEBER GAMBLING.	1896 NEWTON, EDWIN BENNETT BRIERLEY.
1893 MARTIN, SAMUEL.	1894 NICHOLLS, EDWARD ALFRED.
1888 MARTIN, THOMAS.	1888 NICHOLSON, EBENEZER.
1889 MASON, CHARLES WILLIAM HAYLEY.	1896 NOBLE, EDMUND JAMES.
1885 MASSIE, FRANK.	1890 NOCKOLDS, ALFRED GEORGE.
1893 MATHEWS, LEWIS OSLER.	1888 NOCKOLDS, MARTIN CHARLES HUBERT.
1892 MAUGHAN, JOHN (<i>Special Forestry Certificate</i> , 1893).	1893 NORMAN, JAMES NOEL.
1886 MAXWELL, FRANCIS WILLIAM.	1895 NUTTALL, HERBERT.
1894 MAY, WILLIAM CHARLES.	1891 OAKLEY, CHRISTOPHER PERCIVAL.
1892 MELLENFIELD, JAMES HENRY.	1890 OAKLEY, JOHN HUBERT.
1893 MELLOR, JAMES FREDERICK.	1890 OGDEN, MICHAEL GUY.
1887 MELROSE, FRANK.	1896 OLDNALL, ROGER WILLIAM.
1895 MENMUIR, ROBERT WILLIAM.	1896 OSBOURN, EDWARD.
1892 MENZIES, ROBERT.	1896 OSENTON, CHARLES.
1894 MERCER, CHARLES EDWARD.	1890 OSENTON, GEORGE, JUN.
1890 MERRY, ARTHUR WALKER.	1892 OUVRY, PETER ARNOLD.
1896 MEYER, HORACE LEYCESTER.	1892 OVENDEN, CHARLES.
1894 MILLER, FREDERICK WILLIAM.	1894 PAGE, STANLEY HATCH.
1892 MILLER, GEORGE FREDERICK.	1893 PAIN, GEORGE LLOYD.
1891 MITCHELL, GEORGE SHARMAN.	1883 PAIN, JAMES.
1894 MITCHELL, LEWIS.	1894 PAIN, WILLIAM HENRY.
1884 MIXER, EDWARD.	1888 PALAMOUNTAIN, JOSEPH WILLIAM.
1896 MOERAN, ARCHIBALD EDWARD.	1891 PALMER, WILLIAM EDWARD KING.
1890 MOLYNEUX, HERBERT ERNEST.	1895 PARKS, WALTER.
1893 MONSON, HENRY JOHN.	1889 PARRIS, CHARLES JOHN.
1883 MOORE, HAROLD EDWARD.	1887 PARRY, RICHARD.
1896 MOORE, HUGH ARMYTAGE.	1894 PARRY, RICHARD FREDERICK.
1892 MORRIS, RICHARD PERCIVAL.	1890 PARTRIDGE, EDWARD JOHN.
1894 MORRIS, WILLIAM HENRY.	1896 PATCH, SHIRLEY HUTCHINS.
1892 MORRISH, HUGH KENNETH.	1895 PAUL, JOHN WILLIAM.
1893 MORRISON, DANIEL.	1883 PAULL, ALAN.
1893 MORRISON, GERARD DONALD.	

Members who have Passed the Professional Associateship Examination—continued.

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| 1896 PEARCE, CHARLES FREDERICK. | 1894 READ, WALTER HERBERT. |
| 1893 PEARCE, FRED. W. | 1896 REFFELL, CHARLES ARTHUR. |
| 1896 PEARSE, OCTAVIUS BURROUGHS. | 1896 RICHARDSON, ARTHUR BAYLIFFE. |
| 1895 PEARSON, HARRY JOHN. | 1891 RICHARDSON, OLIVER ARTHUR. |
| 1893 PEARSON, HOWARD. | 1896 RICKARDS, ROBERT HILLIER TRA- |
| 1893 PEGGE, JOHN THOMAS. | HERNE ANSON. |
| 1896 PEPPERCORN, JOHN ARTHUR. | 1896 RIVERS, CHARLES EDWIN. |
| 1889 PERKINS, JOSEPH. | 1894 ROBERTS, JOSEPH WM. GEORGE. |
| 1886 PERKINS, WALTER FRANK. | 1891 ROBINS, PHILIP SEYMOUR. |
| 1885 PERKS, SYDNEY. | 1887 ROBINSON, ALFRED WHITMORE. |
| 1894 PHILLIPS, FRANCIS JOHN. | 1891 ROBINSON, HENRY HERBERT. |
| 1894 PHILLIPS, WILLIAM. | 1896 ROBINSON, JOHN BROOKE WOOD. |
| 1887 PHILLIPS, WILLIAM DEARLOVE
(<i>Special Prize</i> , 1887). | 1896 ROGERS, HORACE MORDAUNT. |
| 1886 PHYSICK, WALTER FREDERICK
(<i>Institution Prize</i> , 1886). | 1890 ROGERS, THOMAS GEORGE. |
| 1895 PIERCY, FREDERIC ONSLOW. | 1883 ROLLESTON, WILLIAM GUSTAVUS
STANHOPE. |
| 1894 PILDITCH, JOHN JARVIS. | 1893 RONEY-DOUGAL, JOHN DOUGAL. |
| 1883 PILDITCH, PHILIP EDWARD. | 1886 ROODS, ALFRED. |
| 1890 PINDER, RICHMOND. | 1896 ROOK, JOSEPH TAYLOR (<i>Special
Prize</i> , 1896). |
| 1896 PINNEY, FREDERICK WYLBORNE
DIGBY. | 1888 ROPER, JOHN SIMPSON. |
| 1889 POCHIN, THOMAS CLEMENT. | 1889 ROWLEY, WILLIAM TAYLOR. |
| 1891 POGGIO, ELOI JOHN. | 1886 RUDDLE, FRANK J. |
| 1890 POTTER, HERBERT GEORGE. | 1883 RUNDLE, EDWARD COLLINS. |
| 1894 POWELL, CHARLES REGINALD
EVERNDEN. | 1896 RUSSELL, CECIL HERBERT. |
| 1892 PRALL, HERBERT ALEXANDER. | 1884 SADLER, GEORGE WILLIAM, JUN. |
| 1890 PRALL, HERBERT EDWARD. | 1894 SAISE, ALFRED JOHN. |
| 1886 PRATER, THOMAS HERBERT. | 1893 SAKER, SYDNEY. |
| 1888 PRESTON, SAMUEL DAVID. | 1893 SALE, ARTHUR REED. |
| 1892 PRICE, RICHARD ARNOLD. | 1887 SALT, REGINALD NOWELL. |
| 1894 PRITCHARD, HERBERT ALFRED. | 1889 SAMPSON, WILLIAM. |
| 1895 PROTHEROE, WILLIAM SUDBURY. | 1895 SANDFORD, CHARLES SIDNEY. |
| 1889 PUCKRIDGE, PERCIVAL MARTIN. | 1883 SATCHELL, CHARLES (<i>Special Prize</i> ,
1883). |
| 1888 PUNCHARD, FREDERICK BURT. | 1889 SATCHELL, HERBERT ARNOLD. |
| 1895 PURVIS, CHARLES JAMES. | 1889 SAUNDERS, CHARLES HERBERT. |
| 1895 PYE, GEORGE HENRY. | 1890 SAVILL, EDWIN. |
| 1896 PYLE, BENJAMIN THOMAS RICE. | 1894 SAWYER, JOHN ASHTON. |
| 1892 RAFFETY, HERBERT WILLIAM. | 1894 SCORER, ALFRED GEORGE. |
| 1885 RAND, JOHN. | 1894 SCOTT, ARCHIBALD LACY. |
| | 1892 SCOTT, THOMAS. |

Members who have Passed the Professional Associateship Examination—continued.

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| 1895 SCRIVENER, JOHN CHARLES. | 1889 STURLEY, ARTHUR DYSON. |
| 1896 SECKER, JOHN EUSTACE. | 1890 SUMMERFIELD, JOSEPH CHARLES. |
| 1893 SEDDON, GEORGE FARQUHARSON. | 1887 SWETENHAM, HENRY. |
| 1891 SEDGWICK, RUPERT WILLIAM. | 1894 TALLENT, EDWIN JAMES. |
| 1889 SELBY, FRANK. | 1896 TATE, JOSEPH GEORGE. |
| 1884 SELBY, JOHN BASELY (<i>Bracketted
Special Prize, 1884</i>). | 1889 TAYLOR, HARRY WILLIAM. |
| 1896 SEXTON, GEORGE ALEXANDER. | 1893 TEE, SAMUEL CLIFFORD. |
| 1887 SHAW, ARTHUR. | 1891 TEMPLE, FREDERICK WILSON. |
| 1894 SKRIMSHIRE, SAMUEL. | 1894 TEWSON, LEONARD. |
| 1895 SHUFFLEBOTHAM, JOHN HENRY. | 1893 THEAKSTON, WILLIAM PEASE. |
| 1894 SKEAT, ARTHUR PERCIVAL. | 1896 THEOBALD, JOHN MEDOWS. |
| 1895 SKINGLE, ALFRED CHARLES. | 1892 THOMAS, EDWARD MORGAN DAWSON. |
| 1892 SKIPPER, HENRY HERBERT. | 1894 THOMAS, ILLTYD. |
| 1890 SLATER, CHARLES FREDERICK. | 1894 THOMPSON, CLAUDE WILLIAM
GEORGE HUGH. |
| 1893 SLY, JOSEPH TOWNSON. | 1893 THOMPSON, FREDERIC HUBERT. |
| 1896 SLY, WILLIAM. | 1894 THOMPSON, JOSEPH ATHERDEN. |
| 1894 SMITH, ALEXANDER GEORGE. | 1894 THOMPSON, ROLAND O'BRIEN. |
| 1895 SMITH, CHARLES GORDON. | 1894 THRING, DOUGLAS THEODORE. |
| 1893 SMITH, FRANK BRAYBROOKE. | 1891 THURGOOD, ALBERT EDWARD. |
| 1888 SMITH, FRANK WILLIAM. | 1885 TIFFEN, JOHN HENRY. |
| 1890 SMITH, JAMES. | 1888 TILLY, HUBERT DOUGLAS. |
| 1895 SMITHELLS, EDWIN. | 1892 TORY, JOHN EDWARD, JUN. |
| 1890 SNAILUM, WALTER WADMAN. | 1896 TOWN, HENRY ANNANDALE. |
| 1895 SOUTHORN, CHARLES HERBERT. | 1894 TOWNEND, WILLIAM. |
| 1891 SOUTTER, ERNEST. | 1890 TOWNSEND, GEORGE JAMES. |
| 1893 SOWELS, WILLIAM CLOWES. | 1883 TREADWELL, HENRY JOHN. |
| 1896 SPARROW, WILLIAM HUGH. | 1891 TUCKETT, PERCIVAL FOX. |
| 1890 SPELMAN, WILLIAM WILTON RIX. | 1886 TURNER, PERCY. |
| 1889 STAINTON, FRANCIS CHARLES. | 1889 TYLER, JAMES WILLIAM. |
| 1893 STALEY, ALBERT HENRY. | 1893 TYLER, WILLIAM BOTT. |
| 1895 STANDEN, ARTHUR CARNEGIE. | 1886 VALE, HENRY. |
| 1893 STAPLEDON, ERNEST ALLEN. | 1892 VENNING, ALFRED JOHN MEYBOHN. |
| 1892 STAUNTON-WING, GEORGE. | 1890 VERITY, ERNEST GEORGE. |
| 1896 STRAKER, HOWARD. | 1895 VINTEN, HAROLD BERTRAM. |
| 1894 STROUTS, LEWIS HERBERT. | 1887 WADE, HENRY. |
| 1896 STUBBING, RICHARD WEBB. | 1889 WAIN, GEORGE SPARROW. |
| 1888 STUCKÉ, WILLIAM HENRY. | 1895 WALDRAM, PERCY JOHN. |
| 1894 STUPART, CHARLES WALTER. | 1893 WALDRAM, ROBERT EDWARD. |
| 1884 STURGE, THEODORE. | 1891 WALKER, JOSEPH ARTHUR. |
| 1885 STURGES, JOHN MOORE. | |

Members who have Passed the Professional Associateship Examination—continued.

1895 WALKER, WILLIAM SELVES (<i>Special Prize, 1895</i>).	1895 WILDE, SIDNEY ALGERNON.
1896 WALLIS, JOHN DAVID.	1891 WILKS, ERNEST STRINGER.
1896 WARRAN, WILLIAM ERNEST.	1894 WILLIAMS, HENRY CUTHBERT.
1887 WARTON, WILFRED.	1896 WILLOUGHBY, CHARLES ALBERT.
1890 WATSON, CLAUDE HENRY.	1893 WILLIS, EDWARD.
1895 WATSON, HERBERT JOHN.	1891 WILSON, JAMES CALVERT.
1884 WATSON, JAMES BRUCE.	1892 WILSON, JOHN HAYES.
1885 WATSON, JOHN, JUN.	1896 WILSON, LAWRENCE RICHARD.
1888 WATSON, RICHARD.	1887 WILSON, WILLIAM EDWARD.
1893 WATSON, WILLIAM JAMES.	1891 WINDLEY, HENRY CHADWICK.
1892 WEATHERHEAD, DAVID WILKINSON.	1893 WONNACOTT, ERNEST WILLIAM MALPAS.
1896 WEAVER, HENRY PERCIVAL FRANCIS.	1890 WOOD, CHARLES BRUCE.
1892 WEBB, FREDERICK NOEL.	1890 WOOD, EDWARD BRYAN.
1890 WEBSTER, HUGH CALTHROP.	1894 WOOD, LESLIE STUART.
1892 WELLS, WILLIAM HENRY.	1892 WOODS, ARTHUR GEORGE.
1893 WEST, CHARLES HENRY EDWARD.	1891 WOODWARD, WALTER HENRY.
1887 WHALLEY, FREDERICK HERBERT.	1886 WOOLNOUGH, JOHN WILLIAM.
1896 WHEATLEY, STEPHEN GLADSTANE.	1896 WOOLNOUGH, TOM.
1887 WHEELER, CHARLES TREVOR OGLE.	1896 WORDSWORTH, CHRISTOPHER.
1892 WHEELER, JOHN HENRY.	1887 WORTHINGTON, JAMES SCOTT.
1893 WHITAKER, ERNEST VICTOR.	1894 WRIGHT, PHILIP CHETWOOD.
1895 WHITE, WALTER ERNEST COATES.	1893 WRIGHTSON, ROBERT GARMOND-SWAY.
1895 WHITE, WILLIAM, JUN.	1894 WYATT, ARCHIBALD.
1894 WHITTAKER, JOHN DRONSFIELD.	1893 WYLES, JOHN WALTER.
1895 WHITTON, PERCY.	1891 YOUNG, HARRY AUSTIN LINDSAY.
1887 WIGHT, NORMAN.	1895 YOUNG, WILLIAM.
1896 WIGRAM, HENRY JOSEPH.	

Members Transferred since the publication of the January List from the Class of Professional Associates to that of Fellows.

BRADSHAW, HARRY GREAVES	28, Barton Arcade, St. Ann's Square, Manchester.
BURTON, AMOS	Borough Engineer's Office, Hanley, Staffs.
COOPER, ALFRED WILLIAM	{ The School Board for London, Victoria Embankment, W.C.
DINWIDDY, DONALD	5, Whitehall, S.W., and Greenwich, S.E.
EASON, EDWARD WILLIAM	43, Bishopsgate Street Without, E.C.
FLETCHER, HERBERT PHILLIPS	29, New Bridge Street, E.C.
FRASER, THOMAS SMILLIE	209, St. Vincent Street, Glasgow.
GOULDING, ARTHUR	41, Moorgate Street, E.C.
GREEN, EDMUND HORACE	28 & 29, St. Swithin's Lane, E.C.
GREEN, FREDERICK ALGERNON	28 & 29, St. Swithin's Lane, E.C.
HALL, JOHN HERBERT	Penkstone House, Middlewich, Cheshire.
HOLIDAY, PERCY CAVE	Bicester, Oxon.
HOMAN, HUBERT FRANKLIN	147, Eastgate, Rochester.
JENKIN, ARTHUR PEARSE	Trewirgie, Redruth, Cornwall.
LUCAS, JOHN ARCHIBALD	Guildhall Chambers, High Street, Exeter.
MERCER, CHARLES EDWARD	Estates Office, S.E.R., London Bridge, S.E.
PAIN, GEORGE LLOYD	Woodhay, Sil-er-dale, Carnforth, Lancashire.
PURVIS, CHARLES JAMES	48, Shardeloe Road, New Cross, S.E.
ROGERS, HORACE MORDAUNT	50, Belgrave Road, S.W.
SEXTON, GEORGE ALEXANDER	119, Brondesbury Road, N.W.
SKIPPER, HENRY HERBERT	Admiralty Offices, 21, Craven Street, W.C.
TALLENT, EDWIN JAMES	Shadwell, Thetford, Norfolk.
WALLIS, JOHN DAVID	20, Booth Street, Manchester.
WEBSTER, HUGH CALTHROP	97, Gresham Street, E.C.
WHEELER, JOHN HENRY WEST	5, Sloane Square, S.W.
WILLS, EDWARD	21, Cornwall Gardens, Willesden Green, N.W.

Members who have Died since the publication of the January List.

Fellows—

BEAUCHAMP, CHARLES DAVIE	9, Whitehall Place, S.W.
BUCKLEY, GEORGE	Tower Chambers, Halifax, Yorks.
DUNLOP, ALEXANDER MILNE	11, Norfolk Street, Park Lane, W.
ELLIS, EDWARD	Bedford Chambers, Exeter.
ELLIS, WILLIAM ALFRED	176, Brompton Road, S.W.
FILLINGHAM, EDWARD	Spring Bank, Hull.
GARRARD, ARTHUR	8, Frederick's Place, E.C.
HILLIARD, GEORGE BRIDGE	Writtle, Chelmsford, Essex.
HIPPISLEY, EDWIN	12, Chamberlain Street, Wells, Somerset.
LANE, OECIL NEWTON	Whiston Hall, Shifnal, Salop.
LOCKYER, GILBERT EDWARD	12, Southampton Street, W.
LYSTER, THOS. RICE SOMERVILLE	Bedford Office, Thorney, Peterborough.
PRICE, THOMAS WILLIAM	Billiter Square Buildings, E.C.
SMITH, JOSEPH	Tanfield Chambers, Bradford.
TUNLEY, GEORGE	28, Finsbury Circus, E.C.
WATERMAN, RICHARD	20, Week Street, Maidstone, Kent.
WILSON, STEPHEN BARTON	10, Basinghall Street, E.C.

Professional Associate—

LEVERTON, FRANK JOHN W.	Blenkern Road, Wandsworth Common, S.W.
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List of Provincial Committees.

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(A¹.) NORTHUMBERLAND AND DURHAM COMMITTEE.*Chairman.*

THOMAS JOHN ARMSTRONG, 14, Hawthorn Terrace, Newcastle-on-Tyne.

AYNSLEY, ROBERT JOHN	Gosforth, Newcastle-on-Tyne.
BAINBRIDGE, ROBERT STAGG . .	Keverstone, near Staindrop, Durham.
BOLAM, WILLIAM THOMAS	Cross House, Westgate Road, Newcastle-on-Tyne.
BRYDON, ROBERT	The Dene, Seaham Harbour, Durham.
CLARK, JOHN MCCLARE	Haltwhistle, Northumberland.
CLARK, NATHANIEL	Beamish Park, Chester-le-Street, Co. Durham.
CURRY, HENRY JOHN	58, High Street, Stockton-on-Tees.
DURLACHER, ALEXANDER PERCY {	3, Otterburn Villas North, Jesmond, Newcastle-upon-Tyne.
EADE, ARTHUR. WILLOUGHBY {	Feethams, Darlington.
FRENCH	
FORSYTH, THOMAS HILLS	39, Northumberland Street, Newcastle-upon-Tyne.
GREEN, ROBERT COWPER	26, Fawcett Street, Sunderland.
HEDLEY, JOHN HUNT	55, John Street, Sunderland.
JAMES, CHRISTIAN HUGH	Rudchester, Wylam-on-Tyne.
MILLER, JOHN EZRA	12, Belle Vue Road, Sunderland.
MINTER, WILLIAM	81, Bondgate, Darlington.
NICHOLSON, THOMAS COOKE. {	Blaydon-on-Tyne, and 24, Grainger Street West, Newcastle-on-Tyne.
OLIVER, CHARLES EDWARD	Oakfield, Shotley Bridge, Co. Durham.

PEIRSON, HENRY THOMAS . . .	Brancepeth, R.S.O., Co. Durham.
RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees.
ROWLANDSON, CHRISTOPHER . .	The College, Durham.
RUDMAN, SIDNEY CHARLES . . .	Windlestone, Ferry Hill, Co. Durham.
SAMPLE, CHARLES HERBERT . . .	Matfen, near Newcastle-on-Tyne.
SAMPLE, THOMAS	Ulgham Manor, Morpeth, Northumberland.
SAMPLE, WILLIAM COLLINGS . . .	Bothal Castle, Morpeth, Northumberland.
SCARTH, WILLIAM T.	Raby Castle, Darlington.
TAYLOR, HARRY WILLIAM . . .	{ Surveyors' Office, Newburn Urban District Council, Newburn-on-Tyne.
TAYLOR, JOHN WILLIAM	31, Westgate Road, Newcastle-on-Tyne.
THOMSON, WILLIAM CUNNINGHAM	Hill House, Haydon Bridge,
TOMLINSON, THOMAS	Estate Office, Alnwick Castle.
WALI, GEORGE YOUNG	Exchequer Buildings, Durham.
WALLACE, HENRY	Trench Hall, Gateshead-on-Tyne.
WELLS, EDWIN	Barnard Castle, Co. Durham.
WILSON, SIR JACOB	Chillingham, Alnwick.

Total, 34 Members.

(A².) CUMBERLAND AND WESTMORELAND COMMITTEE.

Chairman.

JOHN BANKS, Kendal, Westmoreland.

BIRKETT, TOM	Foxton House, Penrith, Cumberland.
BOWMAN, JOHN JAMES	Estate Office, Netherby, Carlisle.
HAYTON, JOSEPH WILLIAM	9, Bank Street, Carlisle.
HAYTON, PATTINSON	9, Bank Street, Carlisle.
HESKETT, WILLIAM JAMES . . .	{ 24, King Street, Penrith, and Viaduct Chambers, Carlisle, Cumberland.
HOGGARTH, ARTHUR	Kendal, Westmoreland.
HOGGARTH, EDWIN	Kendal, Westmoreland.
HOLME, JOHN	Owlet Ash, Milnthorpe, Westmoreland.
HUDSON, JAMES	Penrith, Cumberland.
LITTLE, WILLIAM	Hutton Hall, Penrith, Cumberland.
POTTS, JAMES	Stanbeck, Workington, Cumberland.
PUNCHARD, FREDERICK	{ Underley Estate Office, Kirkby Lonsdale, West- moreland.
RICHARDSON, GEORGE	5, Lonsdale Street, Carlisle.
STANLEY-DODGSON, STANLEY	{ Estate Office, Somerset House, Whitehaven, Cumberland.
DICKENSON	
WATT, ALEXANDER	Ravenglass, Carnforth.
WEBSTER, ALEXANDER	100, Highgate, Kendal, Westmoreland.

Total, 17 Members.

(B.) COUNTIES PALATINE COMMITTEE.

Chairman.

JOHN HOLDEN, 64, Cross Street, Manchester.

ALCOCK, SAMUEL	20, Prospect Vale, Fairfield, Liverpool.
BANCROFT, FREDK. HERBERT	88, Mosley Street, Manchester.
BANCROFT, HENRY	88, Mosley Street, Manchester.
BANKS, THOMAS	60, King Street, Manchester.
BARROW, THOMAS ROBERT	Lunesdale, Oak Street, Southport.
BATEY, HENRY SIMPSON	51, King Street, Manchester.
BECKWITH, HENRY LANGTON	3, Cook Street, Liverpool.
BERTWISTLE, JAMES	1, Tackett's Street, Blackburn.
BIRCH, WALTER DE HOUGHTON	Hoghton Estate Office, Walton Hall, Preston
BOWDEN, JOHN	14, Ridgefield, Manchester.
BRADSHAW, HARRY GREAVES	28, Barton Arcade, St. Ann's Square, Manchester.
BRADY, CHARLES ALLDIS	17, Warren Street, Stockport.
BRADY, RALPH HOLLINSHED	78, Cross Street, Manchester.
BRADY, WILLIAM HOLLINSHED	17, Warren Street, Stockport.
BRIDGFORD, ERNEST JAMES	28, Cross Street, Manchester.
BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
BROCKLEBANK, JOHN	{ 58A, Yorkshire Street, Rochdale, and Crossbrook, Todmorden.
CAMPBELL, HENRY HUNTER	Sutton Hall, St. Helen's.
CARSWELL, WILLIAM	Capesthorpe, Chelford, Cheshire.
CARTWRIGHT, JOSHUA	Bury, Lancashire.
CORBETT, CHRISTOPHER	9, Albert Square, Manchester.
CROSS, JOHN	77, King Street, Manchester.
CROSS, WILLIAM HASLAM	77, King Street, Manchester.
DAVIES, JOHN	Mollington, Chester.
DORNING, ARTHUR HARRY	41, John Dalton Street, Manchester.
EAGLE, WILLIAM	77, King Street, Manchester.
EARLE, THOMAS ALGERNON	90, King Street, Manchester, and Liverpool.
EARSHAW, JACOB	36, South King Street, Manchester.
EASTHAM, JAMES COOK	The Town Hall, Manchester.
ELLIS, FRANCIS, JUN.	Trafford Park, Patricroft, near Manchester.
EVANS, CHARLES LEE	Norton Hill, Runcorn, Cheshire.
FAIR, JACOB WILSON	{ Haigh Hall, Wigan, and 8, Winckley Street, Preston.
FAIR, JAMES STRETTON	4, Winckley Street, Preston.

FAIR, THOMAS	Estate Offices, Lytham.
FAIRCLOUGH, WILLIAM	{ Leigh, Lancashire, and 60, King Street, Manchester.
FLETCHER, THOMAS.	{ Dunkenhalgh, Clayton-le-Moors, near Accrington, and 46, Fishergate, Preston.
FOWLER, HENRY	63, Dale Street, Manchester.
GODFARD, ALEXANDER	7, Bank Place, Chester.
GRADWELL, ARTHUR RICHARD	10, Richmond Terrace, Blackburn.
GREGSON, GEORGE ERNEST	11, Chaple Street, Preston.
HALL, CHARLES EDWARD	297, Old Chester Road, Rock Ferry, Cheshire.
HALL, JOHN HERBERT	Penkstone House, Middlewich, Cheshire.
HANSON, AMOS	35, Church Street, St. Helen's.
HARGRAVES, STEPHEN	{ Brabyns Estate Office, Manor House, Marple, Cheshire.
HARTLEY, HENRY	{ Bristowe Chambers, 8, Harrington Street, Liverpool.
HOLT, GEORGE HENRY	10, Richmond Terrace, Blackburn.
HOPKINSON, ALFRED	15, Agar Street, Bury, Lancashire.
HURRELL, JOHN WEYMOUTH	25, Brazennose Street, Manchester.
JACKSON, CHARLES	23, Brazennose Street, Manchester.
JONES, ISAAC MATTHEWS	The Town Hall, Chester.
JOHNSTON, WALTER HENRY.	County Offices, Preston.
KIRBY, EDMUND	5, Cook Street, Liverpool.
LANCASTER, CHARLES HOLLAND	{ Union Offices, Brougham Terrace, West Derby Road, Liverpool.
LARMUTH, GEORGE HORATIO	{ Wilton Chambers, 10, St. Ann's Square, Manchester.
LINAKER, CHARLES EDWARD	Frodsham, Chester.
LORING, JOHN	The College, Doddington, Nantwich.
MCCRACKEN, WILLIAM	Englesea House, Crewe.
MACIVER, COLIN	23, Bold Street, Warrington.
MAXWELL, FRANCIS WILLIAM	41, Corporation Street, Manchester.
MEADE, THOMAS DE COURCY	Kenmore, Didsbury, Manchester.
MELLER, WILLIAM GALLOWAY	22, Cooper Street, Manchester.
MILLS, WILLIAM EDWARD	49, Hamilton Square, Birkenhead.
MYRES, JOHN JAMES.	15, Chapel Street, Preston, and Blackpool.
NEVETT, FRANCIS WALTER	54, Claremont Terrace, Fulwood, Preston.
NEVETT, THOMAS.	41, Fishergate, Preston.
NUTTALL, THOMAS	15, Market Street, Bury.
OWEN, RICHARD NEWSHAM	Haughton, Tarporley.
PAIN, COARD SQUAREY	14, North John Street, Liverpool.
PAIN, GEORGE LLOYD	Woodhay, Silverdale, Carnforth.
PARK, PHILIP SAMUEL	18, Winckley Street, Preston.
PARK, WILLIAM PHILIP.	18, Winckley Street, Preston.
PARKER, THE HON. CECIL } THOMAS. }	Eccleston, Chester.

PARMETER, FRANK	Middle Lees, Clitheroe.
PEARSON, ALFRED	Estate Offices, Dukinfield.
RADFORD, WILLIAM	19, Brazennose Street, Albert Square, Manchester.
RADFORD, WILLIAM HAROLD . .	19, Brazennose Street, Albert Square, Manchester.
REA, JOHN MARCUS BEAUMONT.	8, Winckley Street, Preston.
ROBINSON, GEORGE EDWARD . .	{ 9, Tackett's Street, Blackburn, and Clitheroe Castle.
ROPER, JOHN SIMPSON	32, Market Square, Lancaster,
SHELMERDINE, HENRY	{ Estate Offices, L. & Y. Railway, Hunt's Bank. Manchester.
SMITH, JOHN THOMPSON	Tattondale, Knutsford, Cheshire.
STOCKS, FREDERICK WILLIAM . .	Telephone Buildings, Barons Quay, Northwich.
SUTHERS, JAMES	Harley Villas, Todmorden.
TAYLOR, EDGAR CHARLES	Royal Engineer Office, Liverpool.
TAYLOR, THOMAS WALTERS . . .	25, Brazennose Street, Manchester.
THOMAS, GLEGGE	{ Cheshire Lines Committee, Central Station, Liverpool.
THOMPSON, FRANCIS WILLIAM . .	18, Wood Street, Bolton.
WAINWRIGHT, THOMAS TAYLOR . .	21, Leigh Street, Liverpool.
WALLIS, JOHN DAVID	20, Booth Street, Manchester.
WATTS, SAMUEL LINGARD	40, South King Street, Cross Street, Manchester.
WATTS, WILLIAM JOHN	40, South King Street, Cross Street, Manchester.
WHALLEY, HENRY SHAW	3, Hunter Street, Town Hall Square, Chester.
WHITE, JOHN	Warrington, Lancashire.
WILSON, THOMAS SILK	Albert Square, Manchester.
WILSON, WILLIAM HENRY	29, Fountain Street, Manchester.
WOLFENDEN, THOMAS	54, Hall Street, Southport.
WRENNALL, WILLIAM	9, Harrington Street, Liverpool.
YOUNG, EDWARD HERBERT	Central Chambers, South Castle Street, Liverpool.
YOUNG, OSWALD WILLIAM	Mersey Docks and Harbour Board, Liverpool.

Total, 100 Members.

(C.) YORKSHIRE COMMITTEE.

Chairman.

WILLIAM HENRY WELLSTED, Manor Street, Hull.

ABBEY, JOE BURMAN	34A, New Street, Huddersfield.
ABBOTT, ROBERT THOMAS G. . . .	Whitley House, Malton.
ARMISTEAD, RICHARD	118, Main Street, Bingley.

ARMYTAGE, GEORGE JOHN . . .	Kirklees Park, Brighouse.
BAINES, MATTHEW TALBOT . . .	Estate Office, Brodsworth, Doncaster.
BELL, ALBERT WILLIAM . . .	18, Bank Street, Accrington.
BILSON, JOHN	23, Parliament Street, Hull.
BOTTERILL, WILLIAM	23, Parliament Street, Hull.
BRADLEY, WILLIAM EDWARD . .	The Hall, Ebberston, York.
BRODRICK, FREDERICK STEAD .	Cogan Chambers, Bowl Alley Lane, Hull.
BROSTER, ROBERT BUCK . . .	6 and 8, Temple Street, Keighley.
CAMPBELL, HUGH BRUCE . . .	Aldwark, Easingwold.
CHOWEN, HENRY LLEWELLYN . .	Londesborough Estate Office, Market Weighton
CLARE, EDWARD LOVELL . . .	Yorkshire Bank Chambers, Bradford.
CLARKE, CHRISTOPHER	Charlcot, Bedale.
CLUTTON, WILLIAM JAMES . . .	The Mount, York.
COWGILL, BRIAN BOLLANS HIRD	13A, Piece Hall Yard, Bradford.
COX, EDWARD SAMUEL	3, New Street, York.
CROWTHER, JOHN HERBERT . .	38, New Street, Huddersfield.
DEMETRIADI, THOMAS MARSDEN	28, John William Street, Huddersfield.
DENT, RALPH JOHN	Hightfield Villas, Sedbergh, Yorks.
DRANSFIELD, HENRY BROOK . .	12, 13, and 14, Estate Buildings, Huddersfield.
EASTON, JOHN H	Bowl Alley Lane, Hull,
ELLISON, MICHAEL	Duke of Norfolk's Estate Office, Sheffield.
EVANS, WILLIAM	New Walk, Beverley.
FARRER, JOHN	Oulton, near Leeds.
FAWCETT, JOHN MORTIMER . . .	26, Albion Street, Leeds.
FAWKES, ALGERNON	Woolley, Wakefield.
FENWICK, THOMAS	Leeds.
FLOCKTON, THOMAS JAMES . . .	15, St. James' Row, Sheffield.
FORBES, CHARLES MANSFELDT . .	14, New Street, York.
FOWLER, FREDERICK	St. James' Street, Sheffield.
FOWLER, REGINALD WILLIAM . .	3, Hartshead, Sheffield.
FOX, CHARLES JAMES	22, George Street, Halifax.
FRANCE, ARTHUR ALDERSON . . .	99, Swan Arcade, Bradford.
FRANCE, CHARLES	99, Swan Arcade, Bradford.
FRYER, GEORGE	{ 15, Parliament Street, Hull, and Rose Villa, Bishop Wilton, near York.
GOTT, CHARLES	8, Charles Street, Bradford.
GOTT, CHARLES HENRY	8, Charles Street, Bradford.
GOTT, FRANK	3, East Parade, Leeds.
GREAVES, JOHN OLDROYD . . .	69, Westgate, Wakefield.
GREGSON, WILLIAM	Baldersby, S.O., Yorks.
HANSON, JOHN HENRY	20, Ramsden Street, Huddersfield.
HEBBLETHWAITE, LOUIS	Conservancy Buildings, and Aulaby Road, Hull.
HEPPER, JOHN	East Parade, Leeds.
HINDLE, JOHN	24, Bank Street, Bradford.

HOBSON, HARRY	Swinefleet, near Goole.
HORSFALL, RICHARD	Post Office Buildings, George Street, Halifax.
HORSFALL, RICHARD EDGAR	Post Office Buildings, George Street, Halifax.
INNOCENT, CHARLES JOHN	Sheffield.
JACKSON, BENJAMIN WHITEHEAD	George Street, Halifax.
JACKSON, SAMUEL	Tanfield Chambers, Bradford.
JOLLY, JOHN HAWKINS	29, East Mount Road, York.
JONES, JAMES WILLIAM	54, Caledonian Road, Leeds.
KAYE, JOHN EDWARD	Bretton Lodge, Wakefield.
LEATHER, GEORGE HERBERT	Central Bank Chambers, Leeds.
LOFTHOUSE, ROGER	62, Albert Road, Middlesborough-on-Tees.
MARSHALL, PETER	3, Hartshead, Sheffield.
MASSIE, FRANK	Tetley House, Kirkgate, Wakefield.
MILNES, ELI	99, Swan Arcade, Bradford.
OLDROYD, LINLEY	5, Oxford Place, Leeds.
PEIRSON, GEORGE BRODRICK	Baldersby, S.O., Yorkshire.
PIERCY, HENRY ONSLOW	The Elms, Lowthorpe.
PIERSON, CHARLES	29, Cooper Street, Manchester.
POPPE, JOHN	Groves Hall, Sleights, near Whitby.
RENTON, GEORGE	1, Albert Street, Harrogate.
RICHARDSON, JOHN	Methley Park, Leeds.
RUTHERFORD, JAMES	Kirk-leatham, Redcar.
SAMPSON, WILLIAM	Beauchief Abbey, Sheffield.
SMITH, FREDERIC ELLISON	Tanfield Chambers, Bradford.
SMITH, HARRY RUSSELL	Exchange Buildings, Bradford.
SMITH, WHEATER	15, Cheapside, Bradford.
TIFFEN, JOHN HENRY	Conservancy Buildings, Hull.
TODD, WILLIAM HENRY.	County Buildings, Hull.
WADE, JOHN	10, Pitt Street, Barnsley.
WALKER, FRANCIS ELLIOTT	Blake Street, York.
WATSON, JOHN, JUN.	Wentbridge Lodge, Pontefract.
WHITE, ALFRED EDWARD	Town Hall, Hull.
WILDE, WILLIAM	Brockett House, Sharrow, Sheffield.
WINN, THOMAS	90, Albion Street, Leeds.
WOODHEAD, WILLIAM BOOTH	18, Exchange Buildings, Bradford.
WRIGHT, JAMES	Rawcliffe, near Selby.

Total, 83 Members.

(D.) SALOP AND HEREFORD COMMITTEE.

Chairman.

HENRY JAMES WYLEY, Bridgnorth, Salop.

ASHDOWN, AUGUSTUS HARDING	Uppington, near Willington, Salop.
BATHER, JOHN T.	9, The Square, Shrewsbury.
BROWN, JOHN POWLES	21, East Street, Hereford.
BURD, LAURENCE	Mayfield, Shrewsbury.
BURD, TIMOTHEUS HENRY . . .	School Gardens, Shrewsbury.
CAVE, HENRY H.	Acton Burnell, Shrewsbury.
DAVIS, ALFRED THOMAS . . .	Shire Hall, Shrewsbury.
DE WEND, WILLIAM FENTON . .	New Market Buildings, Bridgnorth.
DODGSON, WILFRED LONGLEY . .	{ The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
EVANS, WILLIAM ERNEST . . .	School Gardens, Shrewsbury.
EVANS-VAUGHAN, HENRY . . .	Weston-under-Redcastle, Shrewsbury.
FENN, ANDREW THOMAS CRANAGE	The Lodge, Bromfield, Shropshire.
FENN, THOMAS	Downton Castle, Ludlow.
GODSELL, GEORGE HERBERT . .	Palace Chambers, King Street, Hereford.
GRIFFITHS, EDWARD, JUN. . . .	Knockin, near Oswestry.
HALL, WILLIAM TIMOTHY . . .	Hawkstone Estate Office, near Shrewsbury.
HAYWOOD, HENRY	9, West Street, Hereford.
HAYWOOD, WILLIAM MATHEWS.	9, West Street, Hereford.
HICKMAN, THOMAS	Leaton, near Shrewsbury.
LAWFORD, WILLIAM ROBINSON .	Underhill, Oswestry.
MADGE, JOHN	Hope End Estate Office, Ledbury.
MILLYARD, JOHN WILLIAM . . .	Estate Office, Saltmarshe Castle, Bromyard.
MORRIS, EDWARD HENRY . . .	Chirbury, Salop.
NEWILL, ROBERT HENRY . . .	Lydbury North, Shropshire.
OWEN, HENRY	Dana Chambers, Shrewsbury.
PALAMOUNTAIN, JOSEPH WILLIAM	Cloverley Estate Office, Whitechurch, Salop.
PARKER, JOHN	Mansion House, Hereford.
THURSFIELD, THOMAS HOWELLS	The Grange, Much Wenlock, Salop.
TOWER, BROWNLOW RICHARD } CHRISTOPHER }	Bridgewater Estate Office, Ellesmere, Salop.
WARD, FELIX JOHN	The Gardens, Lydbury North, Salop.
WOLLEY, THOMAS JOHN	Clungunford Estate Office, Aston-on-Clun, Salop.
WYLEY, WILLIAM JOHN	2, School Chambers, Shrewsbury.

Total, 33 Members.

(E.) DERBY AND STAFFORD COMMITTEE.

Chairman.

HENRY SANDY, Newport Road, Stafford.

ARNOLD, WILLIAM	23, George Street, Tamworth.
BARNES, GEORGE FREDERICK .	{ Estate Office, Wingerworth Hall, near Chesterfield.
BOOTHBY, HENRY VERNON . .	
BRADLEY, JAMES WILLIAM . .	Town Hall, Wolverhampton.
BRAILSFORD, HENRY	Park Nook, near Derby.
BURTON, AMOS	Borough Engineer's Office, Hanley.
BYRON, AUGUSTUS WILLIAM .	Sutton Estate Offices, Duckmanton, Chesterfield.
DUNCALFE, HENRY GEORGE .	102, Darlington Street, Wolverhampton.
EARDLEY, JOHN WILLIAM . .	Swanwick Colliery, Alfreton, Derbyshire.
FODEN, EDWARD ANTROBUS .	Teddesley Estate Office, Penkridge, Staffs.
FORSHAW, EDWARD	{ Hanley, Staffordshire, and Springfields, Stramshall, Uttoxeter.
FULLER, THOMAS ALFRED . .	
HARDY, RICHARD THOMAS ASH .	The College, All Saints, Derby.
HEATON, GEORGE HERBERT . .	{ Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffs.
HUBBERSTY, HENRY ALFRED .	
HUSSEY, ROBERT	Endon, near Stoke-upon-Trent.
INGE, CHARLES HENRY . . .	Buxton, Derbyshire.
JEUDWINE, WILLIAM WYNNE .	Eastfields, near Lichfield.
LONGSDON, ERNEST MOREWOOD	Broom Leasoe, Whittington, Lichfield.
LYNAM, CHARLES	Chesterfield.
MARGERESON, CHARLES FREDERIC	Town Hall, Bakewell.
MARTIN, GILSON	Stoke-on-Trent.
MAY, THOMAS HENRY	New Square, Chesterfield.
MURRAY, GILBERT	Chatsworth, Chesterfield.
MYNORS, WALTER CHARLES TOWERS	9, Market Place, Buxton.
NEVITT, GEORGE	Elvaston Estate Office, Derby.
NOCK, BENJAMIN BOWEN . . .	Little Ingestre, Stafford.
PARKIN, JOHN ROBERT	Church Street, Rugeley.
RONEY-DOUGAL, JOHN DOUGAL .	48, Queen Street, Wolverhampton.
SAMPSON, GEORGE	Idridgehay, near Derby.
SHAW, JOHN	St. Martin's Place, Stafford.
SHAW, JOHN, JUN.	Beauchief Abbey (near Sheffield), Derbyshire.
THORPE, CHRISTOPHER	College Place, Derby.
TURNOR, EUSUPERIUS WESTON .	The College, All Saints, Derby.
WHITTON, JOHN WILLIAM . . .	Spring House, Calow, Chesterfield.
WINTERTON, HARRY JOHN CAMPION	The Green, Stafford.
WINTERTON, WILLIAM MOXON .	2, St. James's Street, Derby.
WRIGHT, JAMES	Walton Warren, Burton-on-Trent.
	St. Mary's Chambers, Lichfield.
	St. James's Street, Derby.

Total, 39 Members.

(F.) NOTTINGHAM AND LINCOLN COMMITTEE.

Chairman.

WILLIAM WRIGHT, Wollaton, Notts.

ABBOTT, WILLIAM	Holbeach, Lincs.
BAILEY, WILLIAM SMITH . .	4, Kirkgate, Newark-upon-Trent.
BARNES, JOHN WILLIAM JAMES .	Brougham Chambers, Wheeler Gate, Nottingham.
BEAUMONT, CHARLES. . . .	East Bridgford, near Nottingham.
BEAUMONT, GEORGE	East Bridgford, near Nottingham.
BELL, JOSEPH ASKEW	Rufford Estate Office, Ollerton, Notts.
CALVERT, ARTHUR RICHARD. .	14, Low Pavement, Nottingham.
CORBY, JOSEPH BOOTHROYD . .	15, All Saints' Place, Stamford.
CROFTS, EWAN NEVILLE . . .	Caythorpe, Grantham, Lincs.
EVANS, ROBERT	Eldon Chambers, Wheeler Gate, Nottingham.
GILPIN-BROWN, WILLIAM DUNDAS	Kentmere, The Park, Nottingham.
HAWLEY, HENRY MICHAEL . . .	Tumby Lawn, Boston.
HAYNES, HENRY	Estate Office, Clifton, Nottingham.
HIGGINS, FREDERIC	Alford, Lincs.
HINE, GEORGE THOMAS. . . .	Victoria Street, Nottingham.
HUSKINSON, THOMAS WILLIAM .	Epperstone Manor, Nottingham.
HUSKINSON, WILLIAM LAMBE . .	Manor House, Epperstone, Notts.
KINGSTON, SAMUEL	Spalding, Lincs.
LEGARD, DIGBY CHARLES . . .	Highbington Hall, Lincoln.
LISTER-KAYE, CHARLES WILKIN- SON	} Osberton, Worksop, Notts.
MANNERS, HENRY ALFRED . . .	
MASON, CHARLES.	Westgate, Louth, Lincs.
MORRIS, CHARLES	The Lodge, Radcliffe-on-Trent, Notts.
PARKIN, WILLIAM	Babworth, Retford, Notts.
RICHARDSON, CHARLES	15, Barn Hill, Stamford, Lincolnshire.
RICHARDSON, JAMES	13, Barn Hill, Stamford, Lincolnshire.
TINDALL, CHARLES WILLIAM . .	Wainfleet, R.S.O., Lincolnshire.
TURNER, FREDERICK JOHN . . .	Mansfield Woodhouse, Notts.
TURNER, THOMAS WARNER . . .	Welbeck Abbey, Worksop, Notts.
TURTON, EDWARD JAMES	Horkstow, Barton-on-Humber, Lincolnshire.
VALLANCE, ROBERT FRANK . . .	Mansfield, Notts.
WALKER, GEORGE BOOTH	Wainfleet, R.S.O., Lincolnshire.
WALKER, HERBERT	Newcastle Chambers, Angel Row, Nottingham.
WALKER, JOSEPH.	Lenton Avenue, The Park, Nottingham.

WALKER, JOSHUA	Market Place, Retford, Notts.
WIGRAM, JOHN	South Collingham, Newark, Notts.
WOODFORDE, LIONEL BURNET	38, St. Peter's Hill, Stamford, Lincs.
WOOLLEY, REGINALD	{ Silver Street, Lincoln, and South Collingham, Notts.
WOOLLEY, THOMAS CECIL SMITH	South Collingham, Newark, Notts.
WORDSWORTH, ROBERT WALTER	Whitemoor, Ollerton, Nottinghamshire.
WRIGHT, CHARLES WILLIAM	Wollaton.

Total, 42 Members.

(G.) MONMOUTHSHIRE AND SOUTH WALES COMMITTEE.

Chairman.

ROBERT FORREST, Windsor Estate Office, St. Fagan's, near Cardiff.

BLAKE, GEORGE	Stradey Estate Office, New Road, Llanelly.
BLOSSE, EDWARD F. LYNCH	Charles Street Chambers, Cardiff.
BROWN, THOMAS FORSTER	Guildhall Chambers, Cardiff.
COLES, SAMUEL HOOD COWPER	Penmyarth, Crickhowell, South Wales.
CORBETT, EDWARD WORILEY } MONTAGUE }	Bute Estate Office, Castle Street, Cardiff.
DAVID, EDMUND USSHER	Old Bank Chambers, 27, High Street, Cardiff.
DAVIES, JOHN MORGAN	Froodvale, Llanwrda, South Wales.
EVANS, ARTHUR OWEN	Town Hall, Pontypridd.
GRAHAM, WILLIAM	Victoria Chambers, Newport.
GRIFFITHS, WILLIAM	Gelley Wernen Estate, Llanelly, Carmarthenshire.
HARPUR, WILLIAM	Town Hall, Cardiff.
HITCHCOX, WILLIAM	Victoria Chambers, Newport.
LEEDER, ERNEST HOLTMAN	Cramleigh, Uplands, Swansea.
LLEWELLIN, DAVID MORGAN	Glanwern Offices, Pontypool.
OWEN, THOMAS HENRY RULE	High Street, Haverfordwest, Pembrokeshire.
OWEN, THOMAS RULE	High Street, Haverfordwest, Pembrokeshire
PRICE, FRANCIS HOLBORROW } GLYNN }	Longlands Place, Swansea.
REES, ITHEL TREHARNE	Guildhall Chambers, Cardiff.
REES, WILLIAM GEORGE	Holly House, Newport.
REES, WILLIAM JOHN	The Laurels, Swansea.

RIGG, CHARLES	24, High Street, Cardiff.
ROONEY, SAMUEL	Cefn Mabley Chambers, Quay Street, Cardiff.
SHEPPARD, OSBORNE	Glynelydach, Neath.
TANNER, WILLIAM	The Leys, Bryngwn Road, Newport.
THOMAS, GEORGE	Queen's Chambers, Cardiff.
THOMAS, WILLIAM	Castlemartin Court, near Pembroke.
WANKLYN, PHILLIP ENDELL	Dixton, near Monmouth.
WARING, CHARLES EDWARD	1, Charles Street, Crockherbtown, Cardiff.
WILKINS, WILLIAM	Pencastell, Llanelly.
WILLIAMS, GERALD GARNOUS	St. John's Mount, Brecon.

Total, 31 Members.

(H.) WARWICK AND WORCESTER COMMITTEE.

Chairman.

WALTER PEARSON EVANS, Caldwell, Nuneaton.

BETRIDGE, EDWARD	28, Waterloo Street, Birmingham.
BICKERTON-WILLIAMS, EDWARD	City Chambers, 82, New Street, Birmingham.
BUCK, ALBERT	Worcester.
BUCK, HERBERT WILSON	Pierpoint Street, Worcester.
CLARKE, ALFRED DUDLEY	Estate Office, Abberley, Stourport.
COUCHMAN, HENRY BOTELER	40, Coten End, Warwick.
COUCHMAN, ROBERT EDWARD	35, Paradise Street, Birmingham.
DEER, EDWARD	Stratford-on-Avon.
DONNE, HENRY	Leek Wootton, Warwick.
EAYRS, JOHN THOMAS	{ Clarence Chambers, Corporation Street, Birmingham.
EVERILL, FRANK	59, Foregate Street, Worcester.
FAYERMAN, GEORGE METCALF	88, The Parade, Leamington.
FIDDIAN, WILLIAM	Town Hall Offices, Stourbridge.
FINN, HERBERT ARCHIBALD	59, Foregate Street, Worcester.
FOSBERY, WILLIAM THOMAS EXHAM	Warwick.
FOWLER, GERARD EDMUND	98, New Street, Birmingham.
FOWLER, HENRY	6, Waterloo Street, Birmingham.
FOWLER, RICHARD	118, Colmore Row, Birmingham.
FOWLER, WILLIAM	{ 69, Temple Row, Birmingham, and Sutton Coldfield.
GIBSON, DENSTON	98, New Street, Birmingham.
GREEN, JOHN	Dodderhill Court, Droitwich.

GRIMLEY, EDWIN FEARNE	40, Temple Street, Birmingham.
GRIMLEY, THOMAS	40, Temple Street, Birmingham.
HADLEY, FRANK	41, Temple Street, Birmingham.
HEDLEY, ROBERT WILKIN	31A, Colmore Row, Birmingham.
HENDRIKS, HENRY	34, Waterloo Street, Birmingham.
HOLBECH, ROBERT NEVILLE . . .	21, Bennett's Hill, Birmingham.
JENKINS, OSWALD	57, Colmore Row, Birmingham.
JOSELAND, CHARLES	Bank Buildings, Kidderminster.
KENWRICK, GEORGE	83, Colmore Row, Birmingham.
KING, HENRY	Stourbridge.
LAKIN-SMITH, ERNEST	184, Hagley Road, Edgbaston, Birmingham.
LUDLOW, WALTER ROBERT	{ Dorridge, Knowle, Warwick, and 18, New Street, Birmingham.
MARGETTS, JOHN WILLIAM	12, High Street, Warwick.
MASON, WILLIAM ARTHUR	31A, Colmore Row, Birmingham.
MATHEWS, GEORGE SPENCER	15, Waterloo Street, Birmingham.
MATHEWS, WILLIAM	21, Augustus Road, Edgbaston, Birmingham.
PARKER, WILLIAM HENRY	3, Foregate Street, Worcester
PEMBERTON, CHARLES OLIVER } PAGET	69, Temple Row, Birmingham.
PRICE, JOHN	{ City Surveyor's Office, The Council House, Bir- mingham.
RAFFETY, HERBERT WILLIAM . . .	Leek Wootton, Warwickshire.
RAIKES, COL. GEORGE WHITT- INGTON	} Ragley Estate Office, Alcester, Redditch.
RIGHTON, EDWARD GRANTHAM . . .	High Street, Evesham, Worcestershire
ROBINS, WILLIAM HENRY	82A, New Street, Birmingham.
RODERICK, JOHN	2, Temple Row, West Birmingham.
SMITH, FRANK	37, Cannon Street, Birmingham.
SMITH, FRANK WILLIAM	Beauchamp Hill, Milverton, Leamington.
SMITH, WILLIAM	Abbott's Salford, Evesham.
STALLARD, WILLIAM	{ Sunny Lodge, Malvern Link, and Estate Office, Madresfield, Malvern Link.
TOMSON, JAMES JOHN	The Chalet, King's Norton, near Birmingham.
WILLMOT, GEORGE DYOTT	6, Waterloo Street, Birmingham.
WILLMOT, JOHN	6, Waterloo Street, Birmingham.

Total, 53 Members.

(I.) LEICESTERSHIRE, NORTHAMPTONSHIRE, AND RUTLAND COMMITTEE.

Chairman.

JOHN GERMAN, Ashby-de-la-Zouch.

ARIS, JOHN WHITTON . . .	{ Loys Weedon House, near Towcester, North-
	amptonshire.
BLETSOE, HENRY HOPKINSON . . .	Thrapstone, Oundle.
BOLAM, CHARLES GODFREY . . .	{ Estate Office, Boughton House, Kettering,
	Northamptonshire.
CAVE, THOMAS NEWMAN . . .	Horton, Northampton.
CLARE, EDWARD LOVELL . . .	33, Friar Lane, Leicester.
CLOUGH-TAYLOR, HORACE GEORGE	Friar Lane, Leicester.
COALES, HERBERT GEORGE . . .	Local Board Offices, Market Harborough.
CUTLAN, JOHN ELLIS . . .	Market Square, Wellingborough.
DICKSON, THOMAS ARTHUR . . .	Estate Office, Overstone Park, Northampton.
DRAPER, ARTHUR THOMAS . . .	39, Friar Lane, Leicester.
EVERARD, JOHN BREEDON . . .	6, Millstone Lane, Leicester.
FISHER, CHARLES BROWNING . . .	Hill Crest, Market Harborough.
FISHER, EDWARD KNAPP . . .	Market Harborough, Leicestershire.
GERMAN, GEORGE . . .	Packington House, Ashby-de-la-Zouch.
GERMAN, HARRY . . .	Loughborough and Ashby-de-la-Zouch.
GERMAN, JOHN, JUN. . . .	Huntingdon House, Ashby-de-la-Zouch.
GODDARD, JOSEPH . . .	Market Street, Leicester.
GOODACRE, JOHN . . .	5, Friar Lane, Leicester.
GOODACRE, ROBERT JOHNSON . .	Friar Lane, Leicester.
HAMPTON, WILLIE THOMAS . . .	Coalville, Leicester.
HINCKS, HENRY THORP . . .	Blaby, Leicester.
HODSON, GEORGE . . .	Town Hall, Loughborough.
HOLLOWAY, HARRY HOWNAM . .	Market Harborough.
HUMPHREYS, HENRY . . .	Woodhouse, Loughborough.
HUMPHREYS, JOHN HENRY . . .	Woodhouse, Loughborough.
JOYCE, JOHN HALL . . .	{ Blackfordby, Leicestershire, near Burton-on-
	Trent.
LAW, EDMUND . . .	St. Giles' Square, Northampton.
MARSON, THOMAS . . .	Higham, Hinckley, and Leicester.
MARTIN, ROBERT FREWIN . . .	Mountsorrel, Loughborough.
MERRY, THOMAS . . .	2, Guildhall Road, Northampton.
MILES, WILLIAM FREDERICK . .	Keyham, Leicester.
PERKINS, JOSEPH . . .	Laughton, Rugby.

ROLLESTON, SIR JOHN FOWKE	}	Grey Friars, Leicester.
LANCELOT		
ROLLESTON, WILLIAM GUSTAVUS	}	Grey Friars, Leicester.
STANHOPE		
ROYCE, DAVID NEEDHAM . . .		Oakham. . . .
ROYCE, JOHN		Oakham.
SEBASTIAN-SMITH, CHARLES . .		Friar Lane, Leicester. *
SCRIVEN, RICHARD GEORGE . .		Castle Ashby, Northampton.
THORPE, JOHN		Nailstone, Nuneaton.
THORPE, WILLIAM		Nailstone, Nuneaton.
WADE, GEORGE TEMPEST . . .		Halford Street, Leicester.
WOOLLEY, WILLIAM EDWARD . .		The Red House, Loughborough.

Total, 43 Members. . . .

(J.) CAMBRIDGE, HUNTINGDON, NORFOLK, AND SUFFOLK COMMITTEE.

Chairman.

JOHN CARTER JONAS, 27, Market Place, Cambridge.

BACON, FRANK MACE	Attleborough, Norfolk.
BACON, HORACE	Attleborough, Norfolk.
BAILEY, HARRY DAVID CHINERY	Fundenhall Grange, Norwich.
BARKER, CALEB	Estate Office, Shadwell, Thetford.
BECK, ARTHUR CLEMENT . . .	Castle Rising, King's Lynn, and Sandringham.
BECK, EDWARD WILLIAM . . .	City Chambers, Norwich.
BECK, FRANK REGINALD . . .	Sandringham.
BIDWELL, CHARLES	Ely, Cambs.
BIRD, JOHN	Brampton, Huntingdon.
BLENCOWE, GEORGE	Bury St. Edmund's.
BOA, ANDREW	Great Thurlow, near Newmarket.
CHALK, HENRY PHILIP	Linton, Cambridgeshire.
COOTE, GEORGE	Smeetham Hall, Sudbury.
FALCON, MICHAEL	Horstead House, Norfolk.

FREUER, WILLIAM	West Rudham, Swaffham.
GARRARD, NORTON BURROUGHS .	Cranley Hall, Eye.
GAYFORD, HENRY JOHN . . .	Estate Office, East Raynham, Norfolk.
GAZE, THOMAS WILLIAM . . .	Frenze Hall, Diss, Norfolk.
GRAIN, ARTHUR TRESS . . .	2, St. Andrew's Hill, Cambridge.
HAWKINS, CHARLES	Downham Market, King's Lynn.
HORNOR, CHARLES JARED . . .	32, Prince of Wales Road, Norwich.
HORNOR, FRANCIS	Queen Street, Norwich.
IRELAND, EDWIN BENJAMIN .	Guestwick, East Dereham.
JONAS, HARRY MARSHALL . .	27, Market Place, Cambridge.
LAURANCE, JOHN	Sexton Barns, Peterborough
LITTLE, WILLIAM CUTLACK .	Stag's Holt, March, Cambs.
LOOKER, JOHN	High Street, Huntingdon.
MILLS, SAMUEL MEALING . .	Orford Hill, Norwich.
MORGAN, BENJAMIN BRAUFORD .	6, Bank Street, Norwich.
MOYES, JOHN HELENUS . . .	26, Trinity Street, Cambridge.
PAIN, JAMES	St. Mary Street, Ely, Cambs.
PELLES, ARTHUR	Beccles and Lowestoft.
PEPPERCORN, JOHN HUTCHINSON	Manor House, Eaton Socon, St. Neot's.
PREEDY, FREDERICK	Caldecot, St. Neot's.
RIX, GEORGE KERRY	Somerleyton, near Lowestoft.
ROSE, THOMAS	21, Prince of Wales Road, Norwich.
ROWE, RICHARD REYNOLDS . .	Park House, Cambridge.
SALTER, WILLIAM HERBERT .	The Hall, Attleborough, Norfolk.
SCOTT, AUGUSTUS FREDERIC .	24, Castle Meadow, Norwich.
SCOTT, HENRY LACY	Bury St. Edmund's.
SCRUBY, WILLIAM THOMAS . .	Post Office Terrace, Cambridge.
SIMPSON, ROBERT THOMAS . .	Horsecroft, Bury St. Edmund's.
SPELMAN, CLEMENT CHARLES RIX	St. Giles' Street, Norwich.
TALLENT, EDWIN JAMES . . .	Shadwell, Thetford.
WILKIN, HORACE MARTIN . . .	King's Lynn.
WRIGHT, THOMAS	Post Office Terrace, Cambridge.
WRIGHT, WILLIAM EDWARD . .	King's Lynn.

Total, 48 Members.

(K.) BERKS, BUCKS, AND OXON. COMMITTEE.

Chairman.

JOSEPH JOHN GALE, Market Place, Wallingford.

ADKIN, CHARLES DUNCAN . . .	Wantage, Berks.
BAILEY, LEONARD	{ Foxholes, Foxcote, } Chipping Norton Junction, Oxon.
BINGHAM, ALFRED JOHN . . .	Nalder Hill House, Newbury.
BRUCE, ROBERT KNIGHT . . .	Mentmore Estate Office, Leighton Buzzard.
BUCKLAND, FRANK BOWRY . .	Windsor.
BUCKLAND, SIDNEY CRAWFORD .	Windsor.
CASTLE, ARTHUR	11, King Edward Street, Oxford.
CASTLE, HAROLD	11, King Edward Street, Oxford.
COOPER, ARTHUR LESLIE . . .	17, Friar Street, Reading.
DAVIS, CHARLES EDWARD . . .	Wroxton Estate Office, near Banbury, Oxon.
DREWEATT, THOMAS	Newbury, Berks.
EGGINTON, DENYS	150, Friar Street, Reading.
EGGINTON, JOHN	150, Friar Street, Reading.
FIELD, FRANCIS HAYWARD . . .	11, King Edward Street, Oxford.
FRANKLIN, THOMAS	Ascott, near Wallingford.
GOTTO, FREDERICK EDWARD . .	Stoney Stratford, Bucks.
GURNEY, JAMES	Chalfont St. Giles, Bucks.
HABGOOD, HENRY CHARLES . .	Witney, Oxon.
HARRISON, JAMES THOMAS . .	Town Hall Offices, Buckingham.
HASLAM, DRYLAND	Friar Street Chambers, Reading.
HASLAM, DRYLAND, JUN. . . .	Friar Street Chambers, Reading.
HOLIDAY, FREDERICK DEAN . .	Bicester, Oxford.
HOLIDAY, PERCY CAVE	Bicester, Oxford.
JONES, FRANCIS WILLIAM . . .	Ascott, near Wallingford.
KING, JOHN BUSBY	Albert Park, and 14, High Street, Abingdon.
LAWRENCE, ARTHUR	Great Marlow, Bucks.
LIGHTFOOT, HENRY LE BLANC .	Corpus Christi College, Oxford.
LITTLE, WILLIAM DAVIS . . .	Middleton Stoney, Bicester.
MILLAR, WILLIAM GALT	10, High Street, Reading.
NEATE, ARTHUR WEBB	Albion House, Newbury, and Hungerford.
NORTH, GEORGE FREDERIC . . .	Strathfield Saye, Mortimer, Berks.
NOTTAGE, WILLIAM GRIGGS . .	High Street, Slough, and Windsor.
PETO, JAMES WINDER	6, Market Place, Reading.
RICH, ROBERT	Didcot, Berks.
SAMUEL, WILLIAM JOHN	Newport Pagnell, Bucks.
SANDAY, GEORGE HENRY	Blackwell Hall, Chesham, Bucks.
SCOVELL, JOHN	18, Farndon Road, Oxford.
SCROGGS, WILLIAM	Rectory House, Kidlington, Oxford.

SIMMONS, CHARLES	Henley-on-Thames.
SIMMONS, WILLIAM AUKE . .	Henley-on-Thames.
TODD, RICHARD	Englefield, near Reading.
VERNON, ARTHUR	Borshams, High Wycombe, Bucks.
WATSON, JAMES BRUCE . . .	Brightwell, Tetsworth, Oxon.
WIGLEY, GEORGE DAVYS EDWARD	Winslow, Bucks.

Total, 45 Members.

(L.) BEDFORD, ESSEX, HERTFORD, AND MIDDLESEX COMMITTEE.

Chairman.

HON. EDWARD GERALD STRUTT, Whitelands, Hatfield Peverel, Chelmsford, Essex.

AUSTIN, RUSSELL GARDINER .	Hertford.
AYRES, CHARLES PRYOR . . .	14, High Street, Watford.
BALLS, JAMES MAYHEW . . .	Castle Hedingham, Essex.
BROWN, FRANK JOHN	Tring, Herts.
BURNETT, GEORGE JOHN MUL- CASTER	} Elstree Cottage, Elstree, Herts.
CHANCELLOR, FREDERICK . . .	
CHILD, FRED	1, Station Road, New Barnet, Herts.
CHRISTY, ARCHIBALD ERNEST .	6, Market Buildings, Chelmsford.
COVERDALE, FREDERICK JOHN .	Ingatstone Hall, Essex.
CRAWTER, JOHN	Cheshunt, Herts.
CUMBERLAND, EDWARD ANTHONY	Luton and Leighton Buzzard.
DUVALL, JOHN WILLIAM . . .	Hertford.
EVE, HERBERT TRUSTRAM . . .	2, St. Paul's Square, Bedford.
EVE, JOHN RICHARD	St. Paul's Square, Bedford.
FENN, JOHN	{ The Hall, Ardleigh, and 146, High Street, Colchester.
FENNING, HERBERT SAMUEL . .	
FIELDS-CLARKE, GEORGE THOMAS	Estate Office, Southill Park, Biggleswade.
FOULKES, SEPTINUS GIFFARD .	Tring, Herts.
HAIGH, THOMAS FREDERICK . .	Shrub End, Colchester, Essex.
HARDING, SIDNEY LONGHURST .	St. Alban's, Herts.
HASLUCK, LANCELOT GERALD . .	Green Hill Park, New Barnet, Herts.
HERON, WILLIAM CHARLES . . .	Uxbridge, Middlesex.
HILLIARD, GEORGE EDWARD . .	Chelmsford.
HUNT, THOMAS	Baldock Street, Ware, Herts.
KEMP-SMITH, JAMES FREDERICK	Orsett, Essex.
KEMSLEY, JOSEPH WILLIAM . .	Corn Exchange, Romford.

MERRY, ARTHUR WALKER . .	Bridge Street, Leighton Buzzard.
NEWMAN, THOMAS HARRY . .	Rayne, Essex.
NOCKOLDS, MARTIN	Saffron Walden, Essex.
NORMAN, JAMES MAURICE . .	Uxbridge, Middlesex.
PARKER, CHARLES ALFRED . .	Maldon, Essex.
ROBINSON, NATHANIEL WISHART	Marlowes, Hemel Hempstead, Herts.
RUMBALL, AUBREY	St. Alban's, Herts.
SHILCOCK, JAMES	Hitchin, Herts.
STAFFORD, ROBERT BARRY . .	83, High Street, Bedford.
STANFORD, CHARLES MAURICE .	23, High Street, Colchester.
START, JOSEPH WILLIAM . .	High Street, Colchester.
SURRIDGE, JOSEPH SMITH . .	Coggeshall, Essex.
SWORDER, HUGH	High Street, Epping.
TAYLOR, EDWARD FERGUSON .	New Barnet, Herts.
THRING, DOUGLAS THEODORE .	Central Hall, Bedford.
THURNALL, JOHN EDWARD . .	Royston, Herts.
TRETHEWY, HENRY	Silsoe, Amptill, Beds.
VAIZEY, JOHN GEORGE . . .	Bocking, Braintree, Essex.
WEALL, JOHN	38, High Street, Watford, Herts.
WOODMAN, THOMAS FOSTER . .	32, St. Peter Street, St. Alban's.
WOODS, THOMAS	4 & 5, Church Parade, Hounslow, Middlesex.

Total, 48 Members.

(M.) DEVON AND CORNWALL COMMITTEE.

Chairman.

FRANK WARD, Burnville, Tavistock.

BENSON, ROBERT ALAN . . .	Duchy of Cornwall Office, Liskeard.
BODY, ARTHUR	15, Princess Square, Plymouth.
BODY, JOHN BOND	15, Princess Square, Plymouth.
BOURNE, ROBERT ELLIOTT . .	Elwell, Totnes.
BROWN, GEORGE	Roborough House, Barnstable.
COMMINS, FREDERICK JAMES .	7, Bedford Circus, Exeter.
COOPER, JOHN GROVES . . .	Bideford.
CORDEROY, ATHELSTANE . . .	12, George Street, Plymouth.
DREW, HENRY ALBAN	15, Queen Street, Exeter.
DREW, HENRY	15, Queen Street, Exeter.
DREW, JOHN GOULD	15, Queen Street, Exeter.
DUDLEY, EDGAR	Bedford House, 24, Bedford Street, Plymouth.

DYMOND, FRANCIS WILLIAMS . . .	Exeter.
ELLIOTT, CHARLES . . .	{ George Street, Plymouth, and The Fawns, Ermington, Ivy Bridge.
FOSTER, JOSEPH BURGESS . . .	4, Cambridge Street, Plymouth.
FROST, FREDERIC CORNISH . . .	Teignmouth.
GREENWOOD, JOSEPH . . .	Royal Engineer Office, Devonport.
JENKIN, ARTHUR PEARSE . . .	Trewirgie, Redruth.
KITTOW, JOHN . . .	West Holm, Launceston.
LETHBRIDGE, WALTER . . .	1, Leigham Villas, Plymouth.
LOCK, WILLIAM HENRY . . .	Instow.
LOVEYS, ARTHUR CLAMPITT . . .	Moretonhampstead.
LUCAS, JOHN ARCHIBALD . . .	Guildhall Chambers, High Street, Exeter.
MICHELMORE, ALFRED . . .	Berry Pomeroy Estate Office, Totnes.
OSMOND, EDWARD . . .	Oakford, Upton Pyne, Devon.
PARSONS, HENRY JOHN DONNE . . .	Bamfylde House, Exeter.
PEARSE, WILLIAM . . .	Stoliford, Modbury.
PINNEY, JOHN GEORGE . . .	Brooklyn House, Axminster.
RENDELL, ARTHUR STEPHEN . . .	Market Terrace, Newton Abbot.
RUNDLE, EDWARD COLLINS . . .	Bedford Estate Office, Tavistock.
SMYTH-RICHARDS, GEORGE COBLEY . . .	6, Castle Street, Barnstaple.
STAPLEDON, ERNEST ALLEN . . .	Bridge Chambers, Bideford, North Devon.
STOOKE, JAMES . . .	Courtenay Street, Newton Abbot.
SYMONS, PHILIP . . .	Fore Street, Totnes.
TANNER, JOHN MELHUISE . . .	Wembworthy.
THORNE, ARNOLD . . .	Cross Street, Barnstaple.
WARD, DANIEL . . .	8, Courtenay Street, Plymouth.
WARE, CHARLES EDWIN . . .	Gandy Street Chambers, Exeter.
WHITE, ARTHUR JEFFREY . . .	Wrangaton Manor, Ivybridge, South Devon.

Total, 40 Members.

(N.) SOMERSET, GLOUCESTER, AND NORTH WILTS COMMITTEE.

Chairman.

ROBERT FOWLER STURGE, 34, Corn Street, Bristol.

ANDERSON, ROBERT, JUN. . . The Barton, Cirencester.

ANDREW, THOMAS HAWKES . . Williton, Somerset.

BENNETT, THOMAS OATLEY . . Bruton, Somerset.

BISHOP, CHARLES	Regent Circus, Swindon, Wilts.
BRINKWORTH, ROBERT EDWARD	St. Mary's Street, Chippenham.
BRUTON, HENRY WILLIAM . .	Albion Chambers, Gloucester.
DANIEL, HARRY AUGUSTUS HOOD	Hill End, Henbury, near Bristol.
EDWARDS, ARTHUR PHIPPEN .	Hutton, near Weston-super-Mare.
FARWELL, FREDERICK GEORGE .	11, Laura Place, Bath.
FERRIS, GEORGE	Milton Manor, Pewsey, Wilts.
FOLEY, JOHN HOWARD . . .	Manvers Street, Trowbridge.
HARLE, JOHN JOSEPH . . .	Tortworth Estate Office, Falfield, Gloucester.
HEARD, HERBERT	Shepton Mallet, Somerset.
HEBDITCH, WILLIAM BENJAMIN	Stratton, South Petherton, Ilminster, Somerset.
HIPPISLEY, EDWIN MAGGS . .	12, Chamberlain Street, Wells.
HIPPISLEY, WILLIAM JOHN . .	12, Chamberlain Street, Wells.
HUSSEY, FRANK TOOZE . . .	The Grove, Cheddon Fitzpaine, Taunton.
JEANS, MARK	Marlborough, Wilts.
KNOWLES, HENRY	Linden Grove, The Spa, Gloucester.
MARSHALL, LIONEL HASLER .	Chippenham, Wilts.
MUNDY, HERBERT	Manvers Street, Trowbridge.
MUNRO, PHILIP	{ 2, St. Stephen's Chambers, New Baldwin Street, Bristol.
MYLNE, WILLIAM JOHN HOME .	Sabrina, Clevedon Road, Weston-super-Mare.
NAPIER, HENRY BURROUGHES .	Chippenham, Wilts.
OAKLEY, EDWARD BENJAMIN .	Dulverton, Parkstone.
OLIPHANT, GEORGE A. J. . .	Chatley House, Norton St. Philip, near Bath.
PARSONS, FRANK DONISTHORPE .	Misterton, Crewkerne.
PARSONS, ROBERT MAURICE } PETERS	Misterton, Crewkerne.
PEARCE, JOHN GRIGG	North Curry, near Taunton.
PRITCHETT, ELLIS HERBERT .	Regent Circus, Swindon, Wilts.
SADLER, GEORGE WILLIAM . .	467, High Street, Cheltenham.
SCAMMELL, THOMAS	14, John Street, Bristol.
SILCOCK, THOMAS BALL . . .	14, Abbey Churchyard, Bath.
SMITH, HENRY HERBERT . . .	Chippenham, Wilts.
SPACKMAN, CHARLES CHANTREY.	6, Terrace Walk, Bath.
SPACKMAN, HENRY	6, Terrace Walk, Bath.
STURGE, WILLIAM	34, Corn Street, Bristol.
THOMAS, JOSIAH	Athenæum Chambers, Nicholas Street, Bristol.
TREPLIN, ERNEST C.	Western, Wootton Bassett.
VILLAR, JAMES	1A, Cambray, Cheltenham.
WADDINGTON, JOHN ALLEN . .	Estate Office, Rendcomb Park, Cirencester.
WAINWRIGHT, CHARLES RAWLIN- SON	} Shepton Mallet.
WALKER, JOSEPH ARTHUR . . .	Ashton Court Estate, Long Ashton, Clifton, Bristol.
WATKINS, ROBERT ARUNDEL . .	Castle Combe, Chippenham.

WHATLEY, FREDERICK ERNEST. Cirencester.
 WISE, CHARLES DACRES . . . Toddington, Winchcomb, Gloucester.
 WOOLER, WALTER HERMANAN . Waterloo Street, Weston-super-Mare.

Total, 48 Members.

(O.) HAMPSHIRE, DORSET, AND SOUTH WILTS COMMITTEE.

Chairman.

CALEB WILLIAM GATER, Salisbury.

ALLEN, GEORGE	Estate Offices, Stalbridge, Dorset.
ARNOLD, FRANCIS	Chilland, Winchester, and Hambledon, Hants.
AUSTIN, RICHARD	Bishop's Waltham, Hants.
AUSTIN, RICHARD, JUN. . . .	Bishop's Waltham, Hants,
BAIRD, JONATHAN PEEL	Estate Office, Somerley, Ringwood, Hants.
BATH, FRED	Crown Chambers, Salisbury.
BIRD, JAMES BINFIELD	West Cowes, Isle of Wight.
BLAKE, FREDERICK	130, Queen Street, Portsea, Hants.
BLIZARD, JOHN HENRY	Lansdowne House, Castle Lane, Southampton.
BURNETT, ALFRED ANDREW	2, High Street, Southampton.
BURNS GAVIN JAMES	R.E. Office, The Nothe, Weymouth.
CANNING, WILLIAM BROWNE	Salisbury.
CLIFTON, JAMES EDWARD	Swanage, Dorset.
COCKS, SAMUEL ROGER	5, St. Thomas's Street, Ryde.
COLEMAN, THOMAS EVERIT	Royal Engineer Office, Gosport.
COMBES, CYRUS	Tisbury, Wilts.
CRICKMAY, GEORGE RACKSTROW	St. Thomas' Street, Weymouth.
CRICKMAY, JOHN EDWARD	St. Thomas' Street, Weymouth.
DAY, GEORGE CARLETON	Estate Office, Woodbridge, Shaftesbury, Dorset.
DUKE, EDWARD	Dorchester.
DUKE, HENRY	Dorchester.
EAMES, EDWARD	Stoke Manor, near Alresford.
ELFORD, JOHN	King Street, Poole.
ELLEN, FREDERICK CHARLES	Andover.
GUDGEON, GEORGE EDWARD	Estate Agency Offices, Winchester.
HALL, ERNEST	166, Queen Street, Portsea, Hants.
HANKINSON, THOMAS JAMES	Richmond Chambers, Bournemouth.
HANNEN, REGINALD ST. JOHN	The Cottage, Fordingbridge, Salisbury.
HARRIS, JAMES	Winchester.
HAWKER. HARRY EDWIN	St. Peter's Chambers, Bournemouth.
HERBERT, ALLAN.	The Market Place, Andover.

HILL, WILLIAM BURROUGH . . .	62, Above Bar, Southampton.
HODGSON, ARTHUR MARRIOTT . .	4, Albion Place, Southampton.
JEROME, THOMAS STROUD . . .	Royal Engineer Office, South Aldershot.
JURD, WILLIAM	5, Cranbury Place, Southampton.
KENT, GEORGE EDWARD	Normanburst, Cavendish Road, Southsea.
KING, THOMAS	Pembroke House, Portsmouth.
KING, SIR WILLIAM DAVID, D.L.	Stratford Lodge, Southsea.
LANE, ERNEST LACAN	92, Old Christchurch Road, Bournemouth.
LEMON, JAMES	Southampton.
LYWOOD, EDWIN	Norman Court, Clatford, Andover.
MARVIN, ALBERT EDWARD . . .	Mare Hill, Carisbrooke.
MITCHELL, GEORGE SHARMAN . .	Upper Adhurst, Petersfield, Hants.
NEWMAN, FRANCIS	Ryde, Isle of Wight.
NEWTON, THOMAS EDWIN . . .	45, Jewry Street, Winchester.
PATERSON, CHARLES	Canford, Wimborne, Dorset.
PERKINS, WALTER FRANK . . .	Portwood House, Southampton.
RAWLENCE, ERNEST ALFRED . .	Newlands, Salisbury.
RAWLENCE, JAMES EDWARD . .	The Canal, Salisbury.
RAYNBIRD, HUGH EDWARD . . .	Basingstoke, Hants.
REBBECK, EDWARD WISE	Stafford Lodge, Bournemouth.
REBBECK, THOMAS WARREN . . .	Gervis Place, Bournemouth.
RICHARDS, GEORGE EDWARD . .	St. John's Hill, Wimborne.
RIDDETT, WILLIAM HAMMOND . .	Townhall Chambers, Ryde.
RIGDEN, FRANCIS	Salisbury.
RIGDEN, HENRY WILLIAM . . .	Salisbury.
ROBEX, ROBERT	Oaklands, East Tytherley, near Romsey.
ROBINSON, EDMUND ARTHUR . .	Lee-on-the-Solent, Gosport, Hants.
ROKER, MITCHEL JOHN	Snowdenham, Branksome Park, Bournemouth.
RUTHERFORD, JAMES AUGUSTINE	Highclere Park, near Newbury.
SANCTUARY, CAMPBELL FORTESCUE	} Mangerton, Melpash, Dorset.
STAPLETON	
SAUNDERS, THEODORE RIDLEY . .	Belgrave Chambers, Ventnor.
SENIOR, HARRY SAMUEL	Sturminster Newton, Dorset.
SIMMONS, CHARLES FRANKLIN . .	Basingstoke, Hants.
SMITH, CHARLES BOVILL	Wykeham House, Fareham, Hants.
SMITH, FREDERICK JOHN	{ 21, Portland Street, Southampton, and Basing- stoke.
SMITH, GEORGE ALFRED	78, Parchment Street, Winchester.
SQUAREY, ELIAS PITTS	The Moot, Downton, Salisbury.
SQUAREY, NEWELL WILLIAM PITTS	The Moot, Downton, Salisbury.
STALLARD, ALFRED EDWIN . . .	West Street, Havant.
STIRTON, THOMAS	Estate Office, West Stratton Station, Micheldever.
STOPHER, THOMAS	Winchester.
STUDDY, THOMAS EDWARD . . .	Estate Office, Basing Park, Alton.
TORY, JOHN EDWARD	Dorchester, Dorset.

VERNON-INKPEN, GEORGE CHAS.	6, King's Road, Southsea.
WALLINGTON, JOHN ARTHUR BEACH	Basingstoke, Hants.
WALMSLEY, JOSEPH WILLIAM .	7, King's Terrace, Southsea.
WARNER, HENRY.	Faringdon, Alton, Hants.
WATERS, EDWARD	The Canal, Salisbury.
WATSON, ALFRED	Braeside, Alum Chine, Bournemouth West.
WAY, HENRY JAMES	{ 109, Lower St. James' Street, Newport, Isle of Wight.
WELLS, WILLIAM HOWLEY . .	Estate Office, Evershot.
WENBORN, SIDNEY THOMAS . .	Royal Engineer Office, Portsea, Hants.
WESTBURY, GEORGE HENRY . .	The Knoll, Andover.
WETHERALL, HARRY LANCASTER	Brachlyn, Winchfield.
WILBRAHAM, EDWARD SIDNEY .	Estate Office, St. Giles, Salisbury.
WOOLLEY, JOHN TURTON . . .	Salisbury.
YOUNG, CHARLES	Alton, Hants.
YOUNG, HARRY AUSTIN LINDSAY	The Johnstone Estate Office, Weymouth.

Total, 90 Members.

(P.) KENT COMMITTEE.

Chairman.

GEORGE LANGRIDGE, The Broadway, Tunbridge Wells.

AMOS, FRANK	3, The Parade, Canterbury.
BARTON, HARRY HOWELL . . .	17, Guildhall Street, Folkestone.
BRACKETT, ARTHUR WILLIAM . .	27, High Street, Tunbridge Wells.
BRACKETT, FREDERICK HENRY .	27, High Street, Tunbridge Wells.
BRACKETT, WILLIAM	27, High Street, Tunbridge Wells.
BRADFORD, WALTER	19, Westbrook, Canterbury Road, Margate.
BURROWS, ALFRED JOHN	41, Bank Street, Ashford.
CHILD, HENRY JOHN	Royal Engineer Office, Sheerness.
COBB, HERBERT MANSFIELD . .	Higham.
COBHAM, CHARLES	The Shrubbery, Gravesend.
COBHAM, GEORGE WILLIAM . . .	1 and 3, Edwin Street, Gravesend.
COOKE, HENRY	Watts Avenue, Rochester.
CRONK, EDWYN EVANS	Sevenoaks.
CRONK, FRANK	Sevenoaks.
CRONK, WILLIAM HENRY	Sevenoaks.
DANN, HENRY	Dartford.
DAY, WILLIAM, JUN.	23, High Street, Maidstone.
ELGAR, J. EDWARD	Crockshard, Wingham.
FINN, ADOLPHUS	High Street, Lydd, and Rye.
FINN, ARTHUR GEORGE	The Deanery, Chartham.
FINN, FRED, JUN.	Sole Street House, Selling, Faversham.
FINN, GEORGE WILLIAM	Westwood Court, Faversham.

FREEMAN, SYDNEY . . .	The Broadway, Tunbridge Wells.
FRY, GEORGE FREDERICK . . .	46, London Road, Dover.
GREGORY, ALFRED	Royal Engineer Office, Archcliff Fort, Dover.
HAMMOND, ROBERT WILLIAM . .	Royal Engineer Office, Inner Lines, Chatham.
HARVEY, JOHN JAMES SAYER . .	80, Castle Street, Canterbury.
HAYWARD, FREDERICK GEORGE .	Dover.
HAYWARD, HENRY	Dover.
HINDS, HENRY	57, Queen Street, Ramsgate.
HOBBS, JOHN	Guinea Hall, Sellinge, near Hythe.
HOMAN, FRANKLIN GEORGE . .	147, Eastgate, Rochester.
HOMAN, HUBERT FRANKLIN . .	147, Eastgate, Rochester.
HONEYBALL, FRED. THOMAS . .	Deal.
HOOPER, CECIL HENRY . . .	Highlands, Swanley.
JACKSON, WILLIAM TRESS . . .	117, High Street, Sittingbourne.
JENNINGS, WILLIAM JOSEPH . .	4, St. Margaret's Street, Canterbury.
JOPLING, JOSEPH	Groombridge.
KERL, WILLIAM JAMES	49, Copers Cope Road, Beckenham.
KIDWELL, JOHN	St. Margaret's Bank, Rochester.
KNIGHT, HENRY ST. JOHN . . .	Royal Engineer Office, Shorncliffe Camp.
LATTER, HUGH ROBINSON . . .	The Town Hall, Bromley.
LEPPER, JOHN HARRAGE . . .	10, Market Square, Bromley.
LUCAS, WILLIAM EDWARD . . .	Bexley.
MANN, JABEZ	Sevenoaks.
NEAME, FREDERICK, JUN. . . .	Macknade, Faversham.
NEVE, HERBERT	Hole Park, Rolvenden.
PAYNE, FREDERICK	10, Market Square, Bromley.
PHILLIPS, FREDERICK HAMILTON	12, Belgrave Gardens, Dover.
PRALL, HERBERT ALEXANDER . .	Martin's Bank Chambers, Dartford, Kent.
PRALL, HERBERT EDWARD . . .	Martin's Bank Chambers, Dartford, Kent.
RAWLINS, WILLIAM	Kent Fire Office, Maidstone.
ROPER, WILLIAM	49, Mount Pleasant Road, Tunbridge Wells.
RUDKIN, ARTHUR JOHN	St. Ann's, Bromley.
SCRIVEN, CHARLES HERBERT . .	Agency Office, Thong, Gravesend.
SEYMOUR, RICHARD ARTHUR } HAMILTON	46, Earl Street, Maidstone.
SLATER, GEORGE	Canterbury.
SMITH, FRANK BRAYBROOKE . .	South Eastern Agricultural College, Wye.
SMITH, GEORGE	Boughton Monchelsea.
TEMPLE, FREDERICK WILSON . .	27, Sandgate Road, Folkestone.
TOMPSETT, WILLIAM ROBERT . .	Meadhurst, Tonbridge, and Paddock Wood.
TOOTELL, CHARLES	13, King Street, Maidstone.
TOOTELL, JOSEPH	13, King Street, Maidstone.
WACHER, THOMAS	Upper Bridge Street, Canterbury.
WARING, HERBERT FULLER . . .	46, Earl Street, Maidstone.
WATERMAN, ALFRED JAMES . . .	20, Week Street, Maidstone.
WATERMAN, JAMES	Ashford.
WEBB, GEORGE	Tunstall, Sittingbourne.
WHITE, JOHN	Granville Road, Sevenoaks.
WOOD, WILLIAM	Ivymeath, Snodland, Rochester.

Total, 71 Members.

(Q.) SUSSEX COMMITTEE.

Chairman.

JAMES WOODHAMS, Havelock Road, Hastings.

AUSTEN, FRANK	Marling Place, Wadhurst.
BANNISTER, THOMAS	Limehurst, Hayward's Heath.
BEARD, EDWIN THOMAS	Wallsend, Pevensey, Sussex.
BOWLEY, JOHN CROSS	Norman Terrace, Hastings.
BURTENSHAW, ALBERT	Hailsham.
CARD, HENRY CURTIS	North Street, Lewes.
CHASEMORE, PHILIP	Ashleigh, Horsham.
COLGATE, THOMAS	Sheffield Park, Uckfield.
DAVEY, HENRY THOMAS	24, Priory Avenue, Hastings.
DRAY, ALFRED	Town Hall Chambers, Hastings.
HOBGEN, FRANCIS NEALE	East Street, Chichester.
HOBGEN, THOMAS CECIL	East Street, Chichester.
HOWARD, HARRY	17, Clifton Road, Littlehampton.
HUDSON, EDWARD WILLIAM	Hove.
INGRAM, WALTER FIELDE	{ 2, St. Andrew's Place, Lewes, and 17, Preston Street, Brighton.
KING, FRANK HULME	Horsham.
MARTIN, THOMAS	34, Elphinstone Road, Hastings.
MORRIS, HERBERT	Lewes.
PARRIS, CHARLES JOHN	Groombridge, Sussex.
PARSONS, FREDERICK CECIL	163, North Street, and 9, Marine Parade, Brighton.
POWELL, HUBERT JOHN	Hill Lodge, Lewes.
POWELL, REGINALD HENRY	St. Swithun's Lane, Lewes.
QUICK, FREDERICK WILLIAM	13, Montpellier Place, Brighton.
RANSFORD, BENJAMIN HERBERT	Milton Hall, Brighton.
SMITH, SIDNEY	Southwater, Horsham.
TAYLOR, MATTHEW	Northchapel, Petworth.
TURNER, CHARLES	Oakhurst, East Grinstead.
WATNEY, WALTER DANIEL	27, Terminus Road, Eastbourne.
WATSON, HERBERT EDWARD	New Grove, Petworth.
WELCH, FREDERICK WILLIAM	168, North Street, Brighton, and Hove.
WILKINSON, THOMAS	168, North Street, Brighton, and Hove.
WOOD, WILLIAM	Ifield Court, Crawley.
WYATT, OLIVER NEWMAN	East Street, Chichester.

Total, 34 Members.

(R.) NORTH WALES AND RADNOR COMMITTEE.*Chairman.*

JOHN EDWARD POUNDLEY, Kerry, Newtown, Montgomeryshire.

ADDIE, WILLIAM FORRESTER .	{ Powis Castle Estate Office, Welchpool, Montgomeryshire.
CLOUGH, RICHARD CHARLES BUTLER.	{ Ty Maur, Denbigh.
DEW, WILLIAM ARTHUR . . .	Wellfield House, Bangor.
GILLART, DAVID.	Towyn, Merionethshire.
GRANT, JAMES	Penrallt, Llanidloes, Montgomeryshire.
JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Criccieth, Carnarvonshire.
JONES, WILLIAM EDWARD .	{ Anglesey Estate Office, Craig, Llanfair P.G., Anglesey.
McINTYRE, PETER	Gwydyr Ucha, Llanrwst, N. Wales.
MacNICOLL, DOUGLAS HENRY .	Derwas, Abergele, Denbighshire.
OWEN, WILLIAM SCOTT . . .	Cefngwifed, near Newtown, Montgomeryshire.
PICKERING, WILLIAM CLOVES .	Rhewl House, Mostyn, Flintshire.
PORTER, JOHN MERRY . . .	Estate Office, Colwyn Bay, N. Wales.
POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
ROBERTS, THOMAS	Portmadoc.
SWETENHAM, HENRY.	Estate Office, Hawarden.
WILLIAMS, JOHN	Gwernhefin, Bala, Merionethshire.
WILLIAMS, STEPHEN WILLIAM .	Rhayader, Radnorshire.
WILLIAMS, WILLIAM LLOYD . .	24, High Street, Carnarvon.

Total, 19 Members.

(S.) IRISH LAND AGENTS' COMMITTEE.*Chairman.*

JAMES STEWART KINCAID, 7, Leinster Street, Dublin.

ABBOTT, JOSEPH	113, St. Stephen's Green, W., Dublin.
ADAIR, JOHN OLPHERT . . .	Ballynoe, Tullo, Co. Clare.
ALEXANDER, CHARLES MURRAY, } LIEUT.-COL.	Termon, Carrickmore, Co. Tyrone.
ALEXANDER, HENRY GEORGE } SAMUEL, MAJOR	1, Gosford Place, Armagh.

ALEXANDER, ROBERT ARTHUR .	Glenmore, Drogheda, Co. Meath.
ANDERSON, ALEX. CAREW . .	Ballymountain House, Ferrybank, Waterford.
ARMSTRONG, ALEXANDER MOORE, } CAPT.	Culmore House, Kilrea, Co. Londonderry.
ARMSTRONG, ELLIOTT GRAHAM .	Rent Office, Ahascragh, Co. Galway.
ASKIN, PAUL	60, Upper Sackville Street, Dublin.
ATKINSON, WILLIAM HENRY .	Caugart, Shinrone, King's County.
BAILLIE, JOHN ROBERT . . .	Dunfanaghy, Co. Donegal.
BALDWIN, CHAMBRÉ CORCOR } THOMAS.	7, Leinster Street, Dublin.
BARRINGTON, JOHN BEATTY . .	Limerick.
BARTON, HENRY DUPRÉ MALKIN	The Bush, Antrim.
BARTON, ROBERT CULLEY . .	Millmount Road, Mullingar, West Meath.
BAYLY, MAURICE SPRING RICE .	Araghty Grange, Roscommon.
BEAMISH, WILLIAM HENRY . .	17, South Mall, Cork.
BIGGER, JOHN JAMES EASTWOOD	Fairymount, Dundalk.
BLACKLEY, TRAVERS ROBERT .	Drumbar, Cavan.
BLAKENEY, ROBERT EDWARD .	Arm Lodge, Castlerea, Co. Roscommon
BOWEN, EDWARD FERGUSON .	Glendine, Arthurstown, Waterford.
BOYD, WILLIAM HENRY . . .	Ballymacool, Letterkenny.
BRADSHAW, ROBERT MACNEVIN .	25, South Frederick Street, Dublin.
BRIDGE, HENRY POWELL . . .	Dungar Park, Roscrea, Tipperary.
BROADLEY, EDWARD BARRY . .	73, South Mall, Cork.
BROOKE, ARTHUR	White House, Killybegs, Co. Donegal.
BROWNE, ERNEST H.	Brookfield, Tullamore.
BROWNLOW, CHARLES	Mountstewart, Newtonwards.
BROWNLOW, CLAUDE	Glenada, Newcastle, Co. Down.
BURKE, HENRY ANTHONY . . .	Drumkeen, Ballinamallard, Co. Fermanagh.
BURKE, WILLIAM CREAGHE . .	Ballinrobe, Co. Mayo.
BUTLER, WALTER SELBY . . .	Green Mount, Castle Bellingham, Co. Louth.
CARROLL, THEODORE FREDERICK	80, South Mall, Cork.
CARROLL, JOSEPH HATTON . . .	80, South Mall, Cork.
CARSON, WILLIAM B.	3, Willow Bank, Kingstown.
CHAMBRÉ, HUNT WALSH	Estate Office, Dungannon.
CHATTERTON, ROBT. SMITH . .	Belmount, Raheny, Co. Dublin.
COCHRANE, JOHN	Combermacre, Lifford, Co. Donegal.
COOTE, ORLANDO ROBERT . . .	Auburn, Athlone.
COOTE, STANLEY VICTOR. . . .	{ Donadea Castle, Kilcock, and The Orchard House, Wargrave, Berks.
CORDNER, CLEMENT KENNEDY .	Greenmount, Muckamore, Co. Antrim.
CORRY, OSCAR HENRY LOWRY .	Antrim.
CREAGH, ARTHUR GETHIN . . .	Mallow, Co. Cork.
CROSBIE, JAMES DAYROLLES . .	Gurtenard, Listowel, Co. Kerry.
DARLEY, EDMUND SANDERS . . .	5, College Green, Dublin.
DARLEY, HENRY PONSONBY SHAW	Estate Office, Carrick-on-Shannon, Co. Leitrim.

DEAN, GEORGE B.	Balla Lodge, Balla, Co. Mayo.
DENNY, FRANCIS MCGILLYCUDDY	17, Denny Street, Tralee.
DICKINSON, CHARLES	36, South Frederick Street, Dublin.
DOLLING, CALEDON JOSIAS RAD- CLYFFE	} 3, Lower Pembroke Street, Merrion Square, Dublin.
DOPPING, JAMES HENRY, COL.	
DOUGLAS, RICHARD WILLIAM MAGENIS	} Portballantra, Bushmills, Co. Antrim.
EDGEWORTH, THOS. NEWCOMEN	
ELLIS, ERNEST FRANCIS LESLIE	Estate Office, Gorey, Co. Wexford.
EVANS, WILLIAM	Gillardstown House, Killucan.
FARRELL, EDWARD FRANCIS	Moynalty, Kells, Co. Meath.
FETHERSTONHAUGH, THEOBALD	Grouse Lodge, Moate, Co. Westmeath.
FITZGERALD, JAS. H. B. PENROSE	The Estate Office, Middleton, Co. Cork.
FITZGERALD, PETER DAVID	66, George Street, Limerick.
FITZGERALD, ROBERT JOHN	Ballyard House, Tralee.
FITZHERBERT, HENRY CORRY	Millbrook, Abbeyleix, Queen's County.
FOWLER, EDWARD WILLOUGHBY	{ The Earl of Clancarty's Estate Office, Ballinasloe, Co. Galway.
FRANKS, MATTHEW HENRY	
FRANKS, MATTHEW HENRY, JUN.	Westfield, Mountrath.
FORBES, ARTHUR	Earls Vale, Cavan.
FRENCH, SAVAGE	17, South Mall, Cork.
FREND, CAUSABON WILLIAM	Parsonstown, King's County.
FREND, HENRY	Mitchelstown, Co. Cork.
GALBRAITH, HUGH	21, Westland Row, Dublin.
GARRETT, JAMES HUGH MOORE	Castlewellan, Co. Down.
GARVEY, TOLER R.	Thornvale, Moneygall, King's County.
GARVEY, TOLER ROBERT, JUN.	Estates Office, Parsonstown.
GODLEY, ARCHIBALD	Killygar, Killeshandra.
GLOSTER, THOMAS EDWARD	Collon, Co. Louth.
HAMILTON, ARTHUR	40, Lower Dominick Street, Dublin.
HAMILTON, EDWARD CHETWOOD, MAJOR	{ Woodstock Estate Offices, Inistioige.
HARDMAN, EDWARD CHAMBRÉ	
HARVEY, JAMES GEO. MOREWOOD	14, Molesworth Street, Dublin.
HEARN, CHARLES RICHARD	Northern Bank Buildings, Londonderry.
HEWSON, GEORGE RAWDON MAURICE	{ Armaghroe House, Caledon, Co. Tyrone.
HODSON, GILBERT NEVILLE	
HODSON, RICHARD EDMOND	Dromahair, Co. Leitrim.
HOLMES, WILLIAM EDEN	Hollybrooke, Bray, Co. Wicklow.
HORSFORD, EDWARD HENRY POE	Coolfadda House, Bandon, Co. Cork.
HUMPHREYS, DANIEL PEARD	69, Dann Street, Dublin.
HUNT, WILLIAM LEWIS	76, George Street, Limerick.
	80, South Mall, Cork.
	83, George Street, Limerick.

HUNT, WILLIAM POWER . . .	64, George Street, Limerick.
HUSSEY, MAURICE T. G. . .	Loughglynn House, Castlereagh.
HUSSEY, SAMUEL MURRAY . .	Edenburn, Gortalea, Co. Kerry.
HUTCHINS, SAMUEL NEWBURGH .	Ardnagashel, Bantry, Co. Cork.
IRVINE, HY., LIEUT.-COL. . .	Omagh.
JAMESON, ROBT. WILLIAM . .	Estate Office, Foynes, Co. Limerick.
JOHNSON, JOCELYN OTWAY . .	Kilganon, Enniskerry.
JOHNSTONE, JOHN BRETT . .	Ballycastle, Co. Antrim.
KEANE, MARCUS	Beech Park, Ennis, Co. Clare.
KELLY, RICHARD HENRY. . .	21, The Mall, Waterford.
KINCAID, JOSEPH WESTBY . .	7, Leinster Street, Dublin.
KNIGHT, MAURICE CHARLES . .	Lansdowne, Bray.
KNOX, ALBERT FREDERIC . .	Estate Office, Ballina.
KNOX, ALBERT HENRY . . .	Rahins, Ballina.
KNOX, EDWARD ERNEST . . .	8, Milward Terrace, Bray.
KNOX, ERNEST HENRY . . .	Rahins, Ballina.
KOUGH, THOMAS	Estate Office, Kilkenny.
L'ESTRANGE, CHRISTOPHER AR- THUR	} Estates Office, Sligo.
LEVINGE, GODFREY	
LLOYD, AVERELL	Estate Office, Doneraile, Co. Cork.
M'CLINTOCK, ARTHUR	Tamnamore, Moy, Co. Tyrone.
M'CLINTOCK, CHARLES EDWARD, LIEUT.-COL.	} Downshire Office, Hillsborough, Co. Down.
McCULLAGH, JAMES W. . . .	
McDONALD, ALLAN	Glendaragh, Crumlin, Co. Antrim.
MAHON, GEORGE GILBERT . .	Glasslough, Co. Monaghan.
MARMION, THOMAS HENRY . .	Glenarm, Co. Antrim.
MAUDE, ANTHONY FRITZ. . .	The Rent Office, Ahascragh, Co. Galway.
MAUDE, CHRISTOPHER HUGH .	Estates Office, Cappoquin.
MAUDE, MAURICE CEELEY . .	Drumadrea, Irvinestown, Co. Fermanagh.
MAUNSELL, RICHARD EDWARD .	Lenaghan, Enniskillen, Co. Fermanagh.
MAXWELL, HENRY PERCEVAL .	Lenaghan, Enniskillen, Co. Fermanagh.
MURPHY, JAMES FRASER, MAJOR	9, Ely Place, Dublin.
NEWPORT, GEORGE BELLINGHAM	Old Bank House, Cahir, Co. Tipperary.
NUNN, WILLIAM BOLTON . . .	Estate Office, Boyle, Co. Roscommon.
OSBORNE, CHARLES W. . . .	Rockview, Inistioge, Co. Kilkenny.
OWEN, ARTHUR JOHN	George Street, Wexford, and Castlebridge.
PALMER, CHARLES NUGENT . .	Rosnaree, Slane, Co. Meath.
PENROSE, JAMES EDWARD . .	Shanvaghey, Ballacolla, Queen's County.
PENROSE, WILLIAM ROBERT .	Rahan House, Edenderry.
PERRY, S. W., CAPT.	Estate Office, Lismore Castle, Lismore.
PURCELL, WILLS W.	Estate Office, Rose Lane, Waterford.
	The Grange, Ballymena, Co. Antrim.
	Westport, Co. Mayo.
	Dromore, Mallow.

PYM, ALBERT RODERICK . . .	The Lodge, Castleblaney.
QUIN, RICHARD	Monasterboice House, Drogheda.
QUIN, WILLIAM THOMAS CUFFE	Kilbeggan, Co. Westmeath.
RAINSFORD, GEORGE	113, St. Stephen's Green, Dublin.
ROBERTS, EDWARD USSHER . .	The Rent Office, Longford.
ROBINSON, JAMES DODWELL . .	Seamount, Sligo.
ROBINSON, WILLIAM GODFREY .	Tirnaskea, Cookstown.
ROBINSON, HENRY ARTHUR . .	Roundstone, Galway.
ROBINSON, RICHD. ST. GEORGE .	Seamount, Sligo.
ROCHFORD, WILLIAM	Cahir House, Cahir, Co. Tipperary.
ROE, WILLIAM JAMES	11, Westland Row, Dublin.
ROGERS, HARRY	The Hill, Monaghan.
RUTTLEDGE, FRANCIS	Coolbawn, Enniscorthy.
RUTTLEDGE, THOMAS HENRY } BRUEN	Erindale, Carlow.
SANDERS, ROBERT MASSY DAWSON	Sanders Park, Charleville, Co. Cork.
SANDERS, CHARLES STEWART . .	Sanders Park, Charleville.
SCOTT, JOHN RUSSELL	60, Mountjoy Square, Dublin.
SCOTT, JOHN WILLIAM	Rostevan, Ennis, Co. Clare.
SMITH, GEORGE YOUNG	Ergenagh, Omagh, Co. Tyrone.
SMITH, SIDNEY EDWARD	Derryvale, Roscrea.
STEWART, EDWD. P., CAPT. . .	21, Westland Row, Dublin.
STEWART, GEORGE FRANCIS . .	Summerhill, Killiney, Co. Dublin.
STEWART, WILLIAM THOMAS . .	6, Leinster Street, Dublin.
STOKES, FRANK	60, Dawson Street, Dublin.
STOKES, RICHARD	60, Dawson Street, Dublin.
STOPFORD, THE HON. GEORGE } FREDERICK WILLIAM	The Estate Office, Gorey, Co. Wexford.
STUDDERT, R. R.	Hazlewood, Quin, Co. Clare.
SWINEY, WILLIAM D.	Moyagh, Ramelton.
SYNGE, EDWARD	Rathe, Kingscourt, Co. Cavan.
TAILYOUR, ALEXANDER	Estate Office, Arklow, Co. Wicklow.
TALBOT-CROSBIE, WM. DAVID . .	Cloonca, Mount Talbot, Roscommon.
TANNER, KEARNS DEANE, MAJOR	Belleville Park, Cappoquin, Co. Waterford.
TATLOW, JOHN GARNETT	14, South Frederick Street, Dublin.
TATLOW, TISSINGTON WILLIAM } GARNETT	14, South Frederick Street, Dublin.
TAYLOR, J. GODFREY L.	Grangeville, Fethard, Co. Waterford.
TENER, EDWARD SHAW	The Square, Loughrea, Co. Galway.
TISDALL, HY. CHICHESTER . . .	Dulargy, Ravensdale, Co. Louth.
TOWNSEND, CHARLES EYRE COOTE	Fairyhouse, Kilmallock.
TOWNSEND, ROBERT UNIACKE } FITZGERALD	18, South Mall, Cork.
TOWNSEND, THOMAS CROFTON } CROKER	Ardbrae, Bray, Co. Wicklow.
TOWNSHEND, CHARLES LOFTUS . .	15, Molesworth Street, Dublin.

TOWNSHEND, CHARLES UNIACKE	14, Molesworth Street, Dublin.
TOWNSHEND, JAMES RICHARD CLARKE	} 23, South Frederick Street, Dublin.
TOWNSHEND, LOFTUS UNIACKE .	
TOWNSHEND, THOMAS COURTNEY	23, South Frederick Street, Dublin.
TRENCH, ARTHUR.	Dromkeen, Cavan.
TRENCH, GEO. FREDERIC. . .	Estate Office, Ardfert, Co. Kerry.
TRENCH, JAMES CURRIE . . .	Beverston, Dundrum, Co. Dublin.
TRENCH, JOHN TOWNSEND . .	Kenmare, Co. Kerry.
TRENCH, PHILIP FRANCIS CHENEVIX	} 30, Kildare Street, Dublin.
TURNER, FREDERICK ADOLPHUS BRABAZON	
TYNDALL, ALBERT HENRY . .	The Estate Office, Gorey.
TYRRELL, GARRETT CHARLES .	Ballyanne House, New Ross, Co. Wexford.
TYRRELL, GARRETT CHARLES .	Ballinderry, Carbery, Co. Kildare.
VANDELEUR, CECIL ERNEST . .	Estate Office, Mallow, Co. Cork.
VEREKER, HENRY ROBERT . .	Summerville, Westport, Co. Mayo.
VERNON, ARTHUR POMEROY . .	1, Wilton Place, Dublin.
VERNON, FANE	Pembroke Estate Office, Wilton Place, Dublin.
VERSCHOYLE, WILLIAM HENRY FORSTER	} Woodley, Dundrum.
WARD, HON. SOMERSET . . .	
WARNOCK, THOMAS ARCHIBALD .	Isle o' Valla House, Downpatrick.
WARREN, RICHARD LANE. . . .	Portaferry, Co. Down.
WARREN, RICHARD LANE. . . .	61, South Mall, Cork.
WATSON, ARTHUR B.	2, Seapoint Terrace, Monkstown, Co. Dublin.
WATSON, WILLIAM JAMES . . .	Aughavilla Lodge, Warrenpoint, Co. Down.
WELPLY, JAMES	65, George Street, Limerick.
WEBB, CHARLES	Rahilly, Sligo.
WHITE, ARTHUR	99, George Street, Limerick.
WHITE, RICHARD	Cloncallon, Ballymahon, Mullingar.
WILLIS, GILBERT DE LAVAL . .	4, Kildare Street, Dublin.
WILLIS, HENRY DE LAVAL . . .	Fnnis, Co. Clare.
WILSON, ARTHUR JN. DE COURCY	Garvagh, Edgeworthstown.
WYNN, ALERED HENRY. . . .	Collon, Drogheda.
YOUNG, GEORGE LAWRENCE . .	Randalstown, Co. Antrim.
YOUNG, OWEN WALLER O'GRADY	Harristown, Castlerea, Co. Roscommon.

Total, 202 Members.

Local Distribution of Members.

JULY 1st, 1897.

BEDFORDSHIRE.

BEDFORD.

Fellows :—

Eve: Herbert Trustram.
 Eve: John Richard.
 Fenning: Herbert Samuel.
 Stafford: Robert Barry.
 Thring: Douglas Theodore.

Professional Associates :—

Bradshaw: Arthur Stanley.
 Eve: Charles Gerald.
 Robinson: John Brook Wood.
 Weston: Joseph Aurelius.

BIGGLESWADE.

Fellow :—

Fields-Clarke: George Thomas.

Associate :—

Malden: Walter James.

LEIGHTON BUZZARD.

Fellow :—

Merry: Arthur Walker.

LUTON.

Fellows :—

Cumberland: Edward Anthony
 Franklin: Benjamin Belgrove.

Professional Associate :—

Green: Arthur Edward.

SILSOE.

Fellow :—

Trethewy: Henry.

WOBURN.

Professional Associates :—

Ambler: Sydney Wood.
 Hall: Chas. Pell.

BERKSHIRE.

ABINGDON.

Fellows :—

Adkin: Charles Duncan.
 King: John Busby.

BERKSHIRE—continued.

ASCOTT.

Fellows :—

Franklin: Thomas.
 Jones: Francis William.

BEEDON.

Professional Associate :—

White: Walter Ernest Coates.

BRACKNELL.

Professional Associate :—

Laumann: Montgomery Patrick John.

BUSCOT.

Professional Associate :—

Crosland: Walter.

COOKHAM-DEAN.

Professional Associate :—

Thompson: Roland O'Brien.

DIDCOT.

Fellow :—

Rich: Robert.

EATON-HASTINGS.

Professional Associate :—

Cambridge: William James.

ENGLEFIELD.

Fellow :—

Todd: Richard.

FARINGDON.

Professional Associate :—

Meyer: Horace Leycester.

HUNGERFORD.

Fellow :—

Neate: Arthur Webb.

MAIDENHEAD.

Professional Associate :—

Tilly: Hubert Douglas.

NEWBURY.

Fellows :—

Bingham: Alfred John.
 Drewatt: Thomas.
 Neate: Arthur Webb.

Professional Associate :—

Colbourn: Henry James.

BERKSHIRE—*continued.*

READING.

Fellows:—

Bailey: Louis Hewitt.
 Cooper: Arthur Leshie.
 Egginton: Denys.
 Egginton: John.
 Haslam: Dryland.
 Haslam: Dryland, Jun.
 Millar: William Galt.
 Peto: James Winder

Professional Associate:—

Goadby: Howard.

STRATHFIELD SAYE.

Fellow:—

North: George Frederic.

WALLINGFORD.

Fellow:—

Gale: Joseph John.

Associate:—

Wells: Alfred Dodd.

WANTAGE.

Fellow:—

Adkin: Charles Duncan.

Professional Associate:—

Belcher: Edward John.

WINDSOR.

Fellows:—

Buckland: Frank Bowry.
 Buckland: Henry Duneau.
 Buckland: Sidney Crawford.
 Nottage: William Griggs.

WOKINGHAM.

Professional Associate:—

Butler: Albert Ernest.

BUCKINGHAMSHIRE.

BUCKINGHAM.

Fellow:—

Harrison: James Thomas.

Professional Associate:—

Smith: James.

CHESHAM.

Fellow:—

Sanday: George Henry.

HIGH WYCOMBE.

Fellow:—

Vernon: Arthur,
Member of Council.

Professional Associates:—

Collins: Horace.
 Phillips: William Dearlove.

BUCKINGHAMSHIRE—*continued.*

LEIGHTON BUZZARD.

Fellows:—

Bruce: Robert Knight.
 Cumberland: Edward Anthony.

MARLOW (GREAT).

Fellow:—

Laurence: Arthur.

NEWPORT PAGNELL.

Fellow:—

Samuel: William John.

SLOUGH.

Fellows:—

Gurney: James.
 Nottage: William Griggs.

STONY STRATFORD.

Fellow:—

Gotto: Frederick Edward.

WINSLOW.

Fellow:—

Wigley: George Davys Edward

CAMBRIDGESHIRE.

BABRAHAM.

Professional Associate:—

Webb: Frederic Noel.

CAMBRIDGE.

Fellows:—

Grain: Arthur Tress.
 Jonas: Harry Marshall.
 Jonas: John Carter.
 Moyes: John Helenus.
 Rowe: Richard Reynolds.
 Scruby: William Thomas.
 Wright: Thomas.

Professional Associates:—

Gray: Percy William.
 Jonas: Samuel Marshall.
 Pain: William Henry.

CHEVELEY.

Professional Associate:—

Garrod: Herbert James.

ELY.

Fellows:—

Bidwell: Charles,
Member of Council.
 Bidwell: John Evans.
 Pain: James.

CAMBRIDGESHIRE—*continued.*

LINTON.

Fellow :—
Chalk: Henry Philip.

LITTLEPORT.

Fellow :—
Martin: Heber Gambling.

MARCH.

Fellow :—
Little: William Cutlack.

NEWMARKET.

Professional Associate :—
Marriott: Cecil Wynne.

ROYSTON.

Professional Associate :—
Rowley: William Taylor.

WISBECH.

Professional Associate :—
Davis: William Henry Harold.

CHESHIRE.

BIRKENHEAD.

Fellow :—
Mills: William Edward.

CAPESTHORNE.

Fellow :—
Carswell: William.

CHESTER.

Fellows :—
Goddard: Alexander.
Jones: Isaac Matthews.
Whalley: Henry Shaw.
Professional Associate :—
Elphick: George Pelham.

CREWE.

Fellow :—
McCracken: William.
Professional Associate :—
Cartwright: Alfred Stott.

DODDINGTON.

Fellow :—
Loring: John.

DUKINFIELD.

Fellow :—
Pearson: Alfred.

CHESHIRE—*continued.*

ECCLESTON.

Fellow :—
Parker: The Hon. Cecil Thomas.

Professional Associate :—
Bower: Arthur Wentworth Chivers.

FRODSHAM.

Fellow :—
Linaker: Charles Edward.

HAUGHTON.

Fellow :—
Owen: Richard Newsham.

HEATON CHAPEL.

Professional Associate :—
Pye: George Henry.

HOLMES CHAPEL.

Professional Associate :—
Druce: Edric.

KNUTSFORD.

Fellow :—
Smith: John Thompson.

MARPLE.

Fellow :—
Hargraves: Stephen.

MIDDLEWICH.

Fellow :—
Hall: John Herbert.

MOLLINGTON.

Fellow :—
Davies: John.

NORTHWICH.

Fellow :—
Stocks: Frederick William.

ROCK FERRY.

Fellow :—
Hall: Charles Edward.

RUNCORN.

Fellow :—
Evans: Charles Lee.

STOCKPORT.

Fellows :—
Brady: Charles Alldis.
Brady: William Hollinshed.

WILMSLOW.

Professional Associate :—
Halkyard: William Redford.

CORNWALL.

LAUNCESTON.

Fellow :—

Kittow: John.

Associate :—

Cowland: Christopher Lethbridge.

LISKEARD.

Fellow :—

Benson: Robert Alan.

REDRUTH.

Fellow :—

Jenkin: Arthur Pearse.

CUMBERLAND.

BRAMPTON.

Professional Associate :—

Lee: Francis Blacklock.

CARLISLE.

Fellows :—

Hayton: Joseph William.

Hayton: Pattinson.

Heskett: William James.

Richardson: George.

Professional Associates :—

Rook: Joseph Taylor.

Sale: Arthur Reed.

COCKERMOUTH.

Fellow :—

Clutton: William James.

GREYSOUTHEN.

Professional Associate :—

Watson: Claude Henry.

NETHERBY.

Fellow :—

Bowman: John James.

PENRITH.

Fellows :—

Birkett: Tom.

Heskett: William James.

Hudson: James.

Little: William.

RAVENGLASS.

Fellow :—

Watt: Alexander.

WHITEHAVEN.

Fellow :—

Stanley-Dodgson: Stanley Dickinson.

CUMBERLAND—continued.

WORKINGTON.

Fellow :—

Potts: James.

DERBYSHIRE.

ALFRETON.

Fellow :—

Eardley: John William.

BAKEWELL.

Fellow :—

Longsdon: Ernest Morewood.

BEAUCHIEF ABBEY.

Fellow :—

Sampson: William.

BRETTY.

Professional Associate :—

Campbell: Colin.

BUXTON.

Fellows :—

Hubbersty: Henry Alfred.

May: Thomas Henry.

CALOW.

Fellow :—

Thorpe: Christopher.

CHESTERFIELD.

Fellows :—

Jeudwine: William Wynne.

Margereson: Charles Frederic.

Martin: Gilson.

DERBY.

Fellows :—

Brailsford: Henry.

Fuller: Thomas Alfred.

Murray: Gilbert.

Parkin: John Robert.

Shaw: John.

Vice-President.

Shaw: John, Jun.

Whitton: John William.

Wright: James.

Professional Associate :—

McCallum: Peter Service.

Associate :—

Strutt: The Hon. Frederick.

DUCKMANTON.

Fellow :—

Byron: Augustus William.

DERBYSHIRE—*continued.*

HORSLEY.

Professional Associate :—
Thompson: Frederic Hubert.

SANDIACRE.

Professional Associate :—
Child: Edmund Herbert.

SHIPLEY.

Fellow :—
Sebastian-Smith: Charles.

WINGERWORTH.

Fellow :—
Barnes: George Frederick.

DEVONSHIRE.

AXMINSTER.

Fellow :—
Pinney: John George.

BARNSTAPLE.

Fellows :—
Brown: George.
Smyth-Richards: George Copley.
Thorne: Arnold.

BEERALSTON.

Fellow :—
Ward: Daniel.

BIDEFORD.

Fellows :—
Cooper: John Groves.
Stapledon: Ernest Allen.

BROAD-CLYST.

Associate :—
Acland: Sir Thomas Dyke, Bart.

DEVONPORT.

Fellow :—
Greenwood: Joseph.
Professional Associate :—
Venning: Alfred John Meybohn.

EXETER.

Fellows :—
Commin: Frederick James.
Drew: Henry.
Member of Council.
Drew: Henry Alban.
Drew: John Gould.
Dymond: Francis Williams.
Ellis: Albert Edward.
Lucas: John Archibald.
Parsons: Henry John Donne.
Ware: Charles Edwin.

DEVONSHIRE—*continued.*

INSTOW.

Fellow :—
Lock: William Henry.

IVYBRIDGE.

Fellows :—
Elliott: Charles.
White: Arthur Jeffrey.

MODBURY.

Fellow :—
Pearse: William.

MORETONHAMSTEAD.

Fellow :—
Loveys: Arthur Clappitt.

NEWPORT.

Professional Associates :—
Bowden: John Friendship.
Fox: Frederick Russell.

NEWTON ABBOT.

Fellows :—
Rendell: Arthur Stephen.
Stooke: James.

Professional Associate :—
Watson: Richard.

PAIGNTON.

Professional Associate :—
Pridham: John Lawrence.

PLYMOUTH.

Fellows :—
Body: Arthur.
Body: John Bond.
Corderoy: Athelstane.
Dudley: Edgar.
Elliott: Chas.
Foster: Joseph Burgess.
Lethbridge: Walter.
Ward: Daniel.

Professional Associate :—
Phillips, William.

SIDMOUTH.

Professional Associate :—
Leese: Vernon Francis.

TAVISTOCK.

Fellow :—
Rundle: Edward Collins.
Ward: Frank.

Professional Associates :—
Powell: Charles Reginald Evernden.
Warran: William Ernest.

TEIGNMOUTH.

Fellow :—
Frost: Frederic Cornish.

TORQUAY.

Professional Associates :—
Kieser: William Henry Gustav.
Rivers: Charles Edwin.

DEVONSHIRE—*continued.*

TOTNES.

Fellows:—

Bourne: Robert Elliott.
 Michelmores: Alfred.
 Symons: Phillip.

Professional Associate:—

Stupart: Charles Walter.

UPTON PYNE.

Fellow:—

Osmond: Edward.

WEMBORTHY.

Fellow:—

Tanner: James Melhuish.

DORSETSHIRE.

DORCHESTER.

Fellows:—

Duke: Edward.
 Duke: Henry.
 Tory: John Edward.

EVERSHOT.

Fellow:—

Wells: William Howley.

MELPLASH.

Fellow:—

Sanctuary: Campbell F. S.

Professional Associate:—

Birch: Francis Julian Laurence.

POOLE.

Fellow:—

Elford: John.

SHAFTESBURY.

Fellow:—

Day: George Carleton.

STALBRIDGE.

Fellow:—

Allen: George.

STURMINSTER-NEWTON.

Fellow:—

Senior: Harry Samuel.

SWANAGE.

Fellow:—

Clifton: James Edward.

WEYMOUTH.

Fellows:—

Burns: Gavin James.
 Crickmay: George Rackstrow.
 Crickmay: John Edward.
 Young: Harry Austin Lindsay.

DORSETSHIRE—*continued.*

WIMBORNE.

Fellows:—

Paterson: Charles.
 Richards: George Edward.

Professional Associate:—

Harvey: Frederick Charles.

DURHAM.

BARNARD CASTLE.

Fellow:—

Wells: Edwin.

BLAYDON-ON-TYNE.

Fellow:—

Nicholson: Thomas Cooke.

BRANCEPETH.

Fellow:—

Peirson: Henry Thomas.

CHESTER-LE-STREET.

Fellow:—

Clark: Nathaniel.

DARLINGTON.

Fellows:—

Eade: Arthur Willoughby French.
 Minter: William.
 Scarth: William T.

DURHAM.

Fellows:—

Rowlandson: Christopher.
 Wall: George Young.

GATESHEAD-ON-TYNE.

Fellow:—

Wallace: Henry.

KEVERSTONE.

Fellow:—

Bainbridge: Robert Stagg

SEAHAM-HARBOUR.

Fellow:—

Brydon: Robert.

SHOTLEY BRIDGE.

Fellow:—

Oliver: Charles Edward.

STOCKTON-ON-TEES.

Fellows:—

Curry: Henry John.
 Rodham: John.

Professional Associate:—

Harrison: Arthur.

DURHAM—continued.

SUNDERLAND.

Fellows :—

Green: Robert Couper.
Hedley: John Hunt.
Miller: John Ezra.

WINDLESTONE.

Fellow :—

Rudman: Sydney Charles.

ESSEX.

ARDLEIGH.

Fellow :—

Fenn: John.

BRAINTREE.

Fellow :—

Vaizey: John George.

CASTLE HEDINGHAM.

Fellow :—

Balls: James Mayhew.

CHELMSFORD.

Fellows :—

Chancellor: Frederick.
Christy: Archibald Ernest.
Hilliard: George Edward.

Professional Associates :—

Martin: Alfred John.
Phillips: Francis John.
Phillips: George Cawkwell.

Associate :—

Gepp: Charles Bramston Osborne.

CHIGWELL.

Fellow :—

Savill: Alfred.

COGGESHALL.

Fellow :—

Surridge: Joseph Smith.

COLCHESTER.

Fellows :—

Fenn: John.
Haigh: Thomas Frederick.
Stanford: Charles Maurice.
Start: Joseph William.

Professional Associates :—

Cowell: Wilfrid Lee.
Grimwade: Henry.

ESSEX—continued.

EPPING.

Fellow :—

Sworder: Hugh.

GRAYS.

Fellow :—

Cobham: Charles.

HATFIELD PEVEREL.

Fellow :—

Strutt: The Hon. Edward Gerald.

INGATESTONE.

Fellow :—

Coverdale: Frederick John.

MALDON.

Fellow :—

Parker: Charles Alfred.

ORSETT.

Fellow :—

Kemp-Smith: James Frederick.

RAYNE.

Fellow :—

Newman: Thomas Harry.

ROMFORD.

Fellow :—

Kemsley: Joseph William.

SAFFRON WALDEN.

Fellow :—

Nockolds: Martin.

Professional Associates :—

Nockolds: Alfred George.
Nockolds: Martin Charles Hubert.

SOUTHEND-ON-SEA.

Fellow :—

Tapp: Arthur.

Professional Associate :—

Martin: Alfred John.

WALTHAM-ABBAY.

Fellow :—

Chetwood: Stephen.

WENDEN.

Professional Associate :—

Robinson: Martin Catlin.

WOODFORD.

Fellows :—

Kemsley: Joseph William.
Lee: Philip Shirling.

Professional Associate :—

Kemsley: William Hugh.

GLOUCESTERSHIRE.

BRISTOL.

Fellows :—

Daniel: Henry Augustus Hood.
 Munro: Philip.
 Scammell: Thomas.
 Sturge: Robert Fowler.
 Sturge: William,
Past-President.
 Thomas: Josiah.

Professional Associates :—

Greenfield: Frederick James.
 Saise: Alfred John.
 Sturge: Theodore.

CHELTENHAM.

Fellows :—

Sadler: George William.
 Villar: James.

CIRENCESTER.

Fellows :—

Anderson: Robert, Jun.
 Waddington: John Allen.
 Whatley: Frederick Ernest.

Associate :—

Kinch: Edward.

CLIFTON.

Professional Associate :—

Wood: Ed. Bryan.

FALFIELD.

Fellow :—

Harle: John Joseph.

GLOUCESTER.

Fellows :—

Bruton: Henry William.
 Knowles: Henry.

STONEHOUSE.

Professional Associate :—

Hooper: Edgar Wilfred.

TODDINGTON.

Fellow :—

Wise: Charles Dacres.

HAMPSHIRE.

ALDERSHOT.

Fellow :—

Jerome: Thomas Stroud.

ALRESFORD.

Fellow :—

Eames: Edward.

Professional Associate :—

Hooper: Gerald Huntley.

HAMPSHIRE.—continued.

ALTON.

Fellow :—

Studdy: Thomas Edward.

Professional Associate :—

Wrightson: Robert Garmondsway.

ANDOVER.

Fellows :—

Ellen: Frederick Charles.

Herbert: Allan.

Westbury: George Henry.

Professional Associates :—

Hooper: Alfred Frederick.

Keep: William Henry.

BARTON-ON-SEA.

Professional Associate :—

Wright: Thomas Hawkins.

BASINGSTOKE.

Fellows :—

Raynbird: Hugh Edward.

Simmons: Charles Franklin.

Simmons: William Anker.

Wallington: John Arthur Beach.

BISHOP'S WALTHAM.

Fellows :—

Austin: Richard.

Austin: Richard, Jun.

Professional Associate :—

Parry: Richard Frederick.

BOSCOMBE.

Professional Associate :—

Wight: Norman.

BOURNEMOUTH.

Fellows :—

Hankinson: Thomas James.

Hawker: Harry Edwin.

Lane: Ernest Lacan.

Rebbeck: Edward Wise.

Rebbeck: Thomas Warren.

Roker: Mitchel John.

Watson: Alfred.

Professional Associate :—

Hankinson: Francis Henry.

CARISBROOKE.

Fellow :—

Marvin: Albert Edward.

CHILLAND.

Fellow :—

Arnold: Francis.

CLATFORD.

Fellow :—

Lywood: Edwin.

EAST TYTHERLEY.

Fellow :—

Robey: Robert.

FAREHAM.

Fellow :—

Smith: Charles Bovill.

HAMPSHIRE—continued.

FARINGDON.

Fellow :—

Warner: Henry.

FORDINGBRIDGE.

Fellow :—

Hannen: Reginald St. John.

GOSPORT.

Fellows :—

Coleman: Thomas Everit.
Robinson: Edmund Arthur.

HAMBLETON.

Fellow :—

Arnold: Francis.

HAVANT.

Fellow :—

Stallard: Alfred Edwin.

HIGHCLERE.

Fellow :—

Rutherford: James Augustine.

MICHELDEVER.

Fellow :—

Stirton: Thomas.

NEWPORT.

Fellow :—

Way: Henry James.

PETERSFIELD.

Fellow :—

Mitchell: George Sharman.

PORCHESTER.

Professional Associate :—

Wyatt: Archibald.

PORTSMOUTH.

Fellow :—

King: Thomas.

PORTSEA.

Fellows :—

Blake: Frederick.
Hall: Ernest.
Kent: George Edward.
King: Thomas.
King: Sir William David.
Wenborn: Sidney Thomas.

RINGWOOD.

Fellow :—

Baird: Jonathan Peel.

RYDE.

Fellows :—

Cocks: Samuel Roger.
Newman: Francis.
Riddett: William Hammond.

HAMPSHIRE—continued.

SOUTHAMPTON.

Fellows :—

Blizard: John Henry.
Burnett: Alfred Andrew.
Hill: William Burrough.
Hodgson: Arthur Marriott.
Jurd: William.
Lemon: James.
Perkins: Walter Frank.
Smith: Frederick John.

SOUTHSEA.

Fellows :—

Kent: George Edward.
King: Sir William David, D.L.
Vernon-Inkpen: George Charles.
Walmisley: Joseph William.

SPARSHOLT.

Professional Associate :—

Sparrow: Wm. Hugh.

UPTON GRAY.

Associate :—

Seth-Smith: Frederick.

VENTNOR.

Fellow :—

Saunders: Theodore Ridley.

WEST COWES.

Fellow :—

Bird: James Binfield.

WINCHESTER.

Fellows :—

Gudgeon: George Edward.
Harris: James.
Newton: Thomas Edwin.
Smith: George Alfred.
Stopher: Thomas.

Professional Associates :—

Gale: Arthur Witherby.
Sawyer: John Ashton.

WINCHFIELD.

Fellow :—

Wetherall: Harry Lancaster.

HEREFORDSHIRE.

BROMYARD.

Fellow :—

Millyard: John William.

HEREFORD.

Fellows :—

Brown: John Powles.
Godsell: George Herbert.
Haywood: Henry.
Haywood: William Matthews.
Parker: John.

Professional Associate :—

Hewitt: William.

LEDBURY.

Fellow :—

Madge: John.

HERTFORDSHIRE.

BARKWAY.

Professional Associate :—
Balding : Albert.

CHESHUNT.

Fellows :—
Crawter : John.
Crawter : John, Jun.
Debenham : Frank Gissing.

ELSTREE.

Fellow :—
Burnett : George John Mulcaster.

HEMEL HEMPSTEAD.

Fellow :—
Robinson : Nathaniel Wishart.
Professional Associate :—
Finch : Clement Robert.

HERTFORD.

Fellows :—
Austin : Russell Gardiner.
Norris : Walter Henry.
Professional Associate :—
Noble : Edmund James.

HITCHIN.

Fellow :—
Shilcock : James.

MUCH HADHAM.

Associate :—
Gayton : Charles.

NEW BARNET.

Fellows :—
Child : Fred.
Hasluck : Lancelot Gerald.
Taylor : Edward Fergusson.

ROYSTON.

Fellow :—
Thurnall : John Edward.

SAWBRIDGEWORTH.

Professional Associate :—
Crawley : William Jeeves.

ST. ALBANS.

Fellows :—
Harding : Sidney Longhurst.
Low : Robert John.
Rumball : Aubrey.
Woodman : Thomas Foster.
Professional Associates :—
Whitaker : Ernest Victor.
Young : William.

HERTFORDSHIRE—continued.

TRING.

Fellows :—
Brown : Arthur Macdonald.
Brown : Frank John.
Foulkes : Septimus Giffard.
Professional Associate :—
Astley : Reginald Basil.

WALTHAM CROSS.

Professional Associate :—
Grierson : John Nicholson.

WARE.

Fellows :—
Duvall : John William.
Hunt : Thomas.

WARGRAVE.

Fellow :—
Coote : Stanley Victor.

WATFORD.

Fellows :—
Ayres : Charles Pryor.
Pridmore : Albert Edward.
Weall : John.
Professional Associates :—
Brown : William Edward.
Sedgwick : Rupert William.
Associate :—
Thomas : Hubert.

HUNTINGDONSHIRE.

BRAMPTON.

Fellow :—
Bird : John.

CALDECOTE.

Fellow :—
Preedy : Frederic.

HUNTINGDON.

Fellows :—
Looker : John.
Purves : Peter.
Professional Associate :—
Theakston : William Pease.

ST. NEOTS.

Fellow :—
Peppercorn : John Hutchinson.
Professional Associate :—
Peppercorn : John Arthur.

KENT.

ASHFORD.

Fellows :—
Burrows : Alfred John.
Waterman : James.
Professional Associate :—
Brown : Alexander.

KENT—continued.

BECKENHAM.

Fellow :—
Kerl: William James.

Professional Associate :—
Ovenden: Charles.

BEXLEY.

Fellow :—
Lucas: William Edward.

BOUGHTON-MONCHELSEA.

Fellow :—
Smith: George.

BROMLEY.

Fellows :—
Latter: Hugh Robinson.
Lepper: John Harrage.
Payne: Frederick.
Rudkin: Arthur John.

Professional Associate :—
Hardwick: Arthur Jessop.

CANTERBURY.

Fellows :—
Amos: Frank.
Harvey: John James Sayer.
Jennings: William Joseph.
Slater: George.
Wacher: Thomas.

Professional Associates :—
Ashenden: Leonard Thomas.
Blunt: Herbert Arthur Seawen.

CHARTHAM.

Fellow :—
Finn: Arthur George.

CHATHAM.

Fellow :—
Hammond: Robert William.

DARTFORD.

Fellows :—
Dann: Henry.
Prall: Herbert Alexander.
Prall: Herbert Edward.

DEAL.

Fellow :—
Honeyball: Fred Thomas.

DOVER.

Fellows :—
Fry: George Frederick.
Gregory: Alfred.
Hayward: Frederick George.
Hayward: Henry.
Phillips: Frederick Hamilton.
Walmisley: Arthur Thomas.

KENT—continued.

ELTHAM.

Professional Associate :—
Harrison: Geo. John Robertson.

FAVERSHAM.

Fellows :—
Finn: George William.
Neame: Frederick, Jun.

FOLKESTONE.

Fellows :—
Barton: Harry Howe
Temple: Frederick Wilson.

Professional Associates :—
Grover: Philip Gordon.
Kingsford: Percy Hamilton.

GRAVESEND.

Fellows :—
Cobham: Charles.
Cobham: George William.

GROOMBRIDGE.

Fellows :—
Jopling: Joseph.
Parris: Charles John.

HIGHAM.

Fellow :—
Cobb: Herbert Mansfield.

HYTHE.

Professional Associate :—
Wilks: Ernest Stringer.

IGHTHAM.

Associate :—
Luard: Major-Gen. Chas. Edw., R.E.

LINTON.

Fellow :—
Edmonds: John.
Professional Associate :—
Champion: Percy Morris.

LYDD.

Fellow :—
Finn: Adolphus.

MAIDSTONE.

Fellows :—
Day: William, Jun.
Rawlins: William.
Seymour: Richard Arthur Hamilton.
Tootell: Charles.
Tootell: Joseph.
Waring: Herbert Fuller.
Waterman: Albert James.
Professional Associates :—
Cox: Walter Theodore.
Green: Thomas John.
Page: Stanley Hatch.

KENT—continued.

MARGATE.

Fellow :—
Bradford: Walter.

MURSTON.

Professional Associate :—
Jarrett: Thomas William.

PADDOCK WOOD.

Fellow :—
Tompsett: William Robert.

RAMSGATE.

Fellow :—
Hinds: Henry.
Professional Associate :—
Vinten: Harold Bertram.

ROCHESTER.

Fellows :—
Cooke: Henry.
Homan: Franklin George.
Homan: Hubert Franklin.
Kidwell: John.

ROLVENDEN.

Fellow :—
Neve: Herbert.

ST. MARY CRAY.

Professional Associate :—
Strouts: Lewis Herbert.

SELLING.

Fellow :—
Finn: Fred, Jun.

SELLINGE.

Fellow :—
Hobbs: John.

SEVENOAKS.

Fellows :—
Cronk: Edwyn Evans.
Cronk: Frank.
Cronk: William Henry.
Mann, Jabez.
White, John.
Professional Associate :—
Neighbour: Charles Edmund.

SHEERNESS-ON-SEA.

Fellow :—
Child: Henry John.

SHORNCLIFFE.

Fellow :—
Knight: Henry St. John

SIDCUP.

Fellow :—
Snelling: Henry.
Professional Associate :—
Cregeen: Hugh Stowell, Jun.

KENT—continued.

SITTINGBOURNE.

Fellows :—
Jackson: William Tress.
Webb: George.
Professional Associates :—
Cowper: Richard William.
Elgar: Walter Robinson.

SNODLAND.

Fellow :—
Wood: William.

SWANLEY.

Fellow :—
Hooper: Cecil Henry.

THONG.

Fellow :—
Scriven: Charles Herbert.

TUNBRIDGE.

Fellow :—
Tompsett: William Robert.
Professional Associate :—
Sturgess: John Moore.

TUNBRIDGE WELLS.

Fellows :—
Brackett: Arthur William.
Brackett: Frederick Henry.
Brackett: William.
Freeman: Sydney.
Langridge: George,
Member of Council.
Roper: William.
Professional Associate :—
Scrivener: John Charles.

WESTERHAM.

Professional Associate :—
Osenton: Charles.

WINGHAM.

Fellow :—
Elgar: J. Edward.

WYE.

Fellow :—
Smith: Frank Braybrooke.

LANCASHIRE.

ASHTON-UNDER-LYNE.

Professional Associate :—
Hodgkinson: James Henry.

BLACKBURN.

Fellows :—
Bertwistle: James.
Gradwell: Arthur Richard.
Holt: George Henry.
Robinson: George Edward.

LANCASHIRE—continued.

BOLTON.

Fellow :—

Thompson: Francis William.

BOLTON-LE-MOORS.

Professional Associate :—

Collyer: Daniel William.

BURNLEY.

Professional Associate :—

Wilson: James Calvert.

BURY.

Fellows :—

Cartwright: Joshua.

Hopkinson: Alfred.

Nuttall: Thomas.

Professional Associate :—

Nuttall: Herbert.

CLAYTON-LE-MOORS.

Fellow :—

Fletcher: Thomas.

CLITHEROE.

Fellow :—

Parmeter: Frank.

DIDSBURY.

Fellow :—

Meade: Thomas de Courcy.

FULWOOD.

Fellow :—

Nevett: Francis Walter.

GREAT HARWOOD.

Professional Associate :—

Sly: William.

IRLAM.

Professional Associate :—

Kay: Walter Robert.

LANCASTER.

Fellow :—

Roper: John Simpson.

Professional Associate :—

Menmuir: Robert William.

LEIGH.

Fellow :—

Fairclough: William.

Professional Associate :—

Selby: John Basely.

LIVERPOOL.

Fellows :—

Alcock: Samuel.

Beckwith: Henry Langton.

Hartley: Henry.

Kirby: Edmund.

Lancaster: Charles Holland.

LANCASHIRE—continued.

Fellows :—

Iain: Coard Squarey.

Taylor: Edgar Charles.

Thomas: Glegge.

Wainwright: Thomas Taylor.

Member of Council.

Wrennall: William.

Young: Edward Herbert.

Young: Oswald William

Associate :—

King: William.

LYTHAM.

Fellows :—

Fair: James Stretton.

Fair: Thomas.

Rea: John Marcus Beaumont.

MANCHESTER.

Fellows :—

Bancroft: Frederick Herbert.

Bancroft: Henry.

Banks: Thomas.

Batey: Henry Simpson.

Bowden: John.

Bradshaw: Harry Greaves.

Brady: Ralph Hollinshed

Bridgford: Ernest James.

Bridgford: Col. Robert, C.B.

Corbett: Christopher.

Cross: John.

Cross: William Haslam.

Dorning: Arthur Harry.

Eagle: William.

Earle: Thomas Algernon.

Earnshaw: Jacob.

Eastham: James Cook.

Fairclough: William.

Fowler: Henry.

Holden: John.

Hurrell: John Weymouth.

Jackson: Charles.

Larmuth: George Horatio.

Maxwell: Francis William.

Meller: William Galloway.

Pierson: Charles.

Radford: William.

Radford: William Harold.

Shelmerdine: Henry.

Taylor: Thomas Walters.

Wallis: John David.

Watts: Samuel Lingard.

Watts: William John.

Wilson: Thomas Silk.

Wilson: William Henry.

Professional Associates :—

Blundell: Harry.

Bridgford: Leo Appleton.

John: Henry Bell.

Wilson: Lawrence Richard.

Wilson: William Edward.

PATRICROFT.

Fellow :—

Ellis: Francis, Jun.

LANCASHIRE—*continued.*

PRESTON.

Fellows :—

Birch: Walter de Hoghton.
 Fair: Jacob Wilson,
Member of Council.
 Fair: James Stretton.
 Fletcher: Thomas.
 Gregson: George Ernest.
 Johnston: Walter Henry.
 Myres: John James.
 Nevett: Francis Walter.
 Nevett: Thomas.
 Park: Philip Samuel.
 Park: William Philip.
 Rea: John Marcus Beaumont.

Professional Associate :—

Dixon: Francis Edward.

RAWTENSTALL.

Professional Associate :—

Haywood: Samuel Spence.

ROCHDALE.

Fellow :—

Brocklebank: John.

Professional Associate :—

Newton: Edward Burnett Brierley.

SILVERDALE.

Fellow :—

Pain: George Lloyd.

SOUTHPORT.

Fellows :—

Barrow: Thomas Robert.
 Wolfenden: Thomas.

ST. HELEN'S.

Fellows :—

Campbell: Henry Hunter.
 Hanson: Amos.
 Young: Harry Austin Lindsay.

STRETFORD.

Professional Associate :—

Bowden: Ernest Newton.

TODMORDEN.

Fellows :—

Brocklebank: John.
 Suthers: James.

WARRINGTON.

Fellows :—

MacIver: Colin.
 White: John.

Professional Associate :—

Secker: John Eustace.

WIGAN.

Fellow :—

Fair: Jacob Wilson.

Professional Associate :—

Fair: Arthur Edward.

WORSLEY.

Professional Associate :—

Watson: Herbert John.

LEICESTERSHIRE.

ASHBY-DE-LA-ZOUCH.

Fellows :—

German: George.
 German: George, Jun.
 German: Harry.
 German: John.

Professional Associate :—

Joyce: Harry Ward.

BLABY.

Fellow :—

Hincks: Henry Thorp.

BLACKFORDBY.

Fellow :—

Joyce: John Hall.

HINCKLEY.

Fellows :—

Marson: Thomas.
 Thorpe: William.

LEICESTER.

Fellows :—

Clare: Edward Lovell.
 Clough-Taylor: Horace George.
 Draper: Arthur Thomas.
 Everard: John Brendon.
 Goddard: Joseph.
 Goodacre: John.
 Goodacre: Robert Johnson.
 Hampton: Willie Thomas.
 Marson: Thomas.
 Miles: William Frederick.
 Rolleston: Sir John Fowke Lancelot,
Member of Council.
 Rolleston: Wm. Gustavus Stanhope.
 Sebastian-Smith: Charles.
 Wade: George Tempest.

Professional Associates :—

Beasley: John Arthur Llewellyn.
 Davis: Neville Brookes.
 Keay: William.
 Pearson: Howard.

LOUGHBOROUGH.

Fellows :—

German: Harry.
 Hodson: George.
 Woolley: William Edward.

Professional Associate :—

Holbeche: Emilian Henry.

LAUGHTON.

Fellow :—

Perkins: Joseph.

MARKET HARBOUROUGH.

Fellows :—

Coales: Herbert George.
 Fisher: Charles Browning.
 Fisher: Edward Knapp.
 Holloway: Harry Hownam.

LEICESTERSHIRE—*continued.*

MOUNTSORREL.

Fellow :—

Martin : Robert Frewen.

NAILSTONE.

Fellow :—

Thorpe : John.

WOODHOUSE.

Fellows :—

Humphreys : Henry.

Humphreys : John Henry.

LINCOLNSHIRE.

ALFORD.

Fellow :—

Higgins : Frederic.

BOSTON.

Fellow :—

Hawley : Henry Michael.

BRATTLEBY.

Professional Associate :—

Wright : Philip Chetwood.

CAYTHORPE.

Fellow :—

Crofts : Ewan Nevile.

GRANTHAM.

Fellow :—

Manner : Henry Alfred.

Associate :—

Scott : The Hon. Henry Robert.

HOLBEACH.

Fellow :—

Abbott : William.

HORKSTOW.

Fellow :—

Turton : Edward James.

LINCOLN.

Fellows :—

Legard : Digby Charles.

Woolley : Reginald.

LOUTH.

Fellow :—

Mason : Charles.

SPALDING.

Fellow :—

Kingston : Samuel.

LINCOLNSHIRE—*continued.*

STAMFORD

Fellows :—

Corby : Joseph Boothroyd.

Richardson : Charles.

Richardson : James.

Woodforde : Lionel Burnet.

WAINFLEET.

Fellows :—

Tindall : Charles William.

Walker : George Booth.

LONDON AND NEIGHBOURHOOD.

Fellows :—

Abbott : William.

Abrams : Benjamin Percy.

Adams : Henry.

Adkin : Benaiah Whitley.

Allport : William.

Andrews : John.

Anscombe : Ernest.

Arding : Charles Bennett.

Ault : Edwin.

Badcock : Philip.

Barfield : Frederic Henry.

Barker : Horace Richard.

Barnes-Williams : Thomas.

Barratt : Frederick William.

Barry : Charles.

Barry : Dennett Heber.

Bate : Thomas.

Batstone : Rowland Robert.

Battam : Frederick Thomas.

Batterbury : Thomas.

Batting : Walter.

Baxter : George.

Beale : Robert John.

Bedells : Charles Herbert.

Bedells : Charles King.

Beeston : Frederick.

Beken : George.

Beken : Walter.

Beicher : Edward John.

Beven : Septimus.

Bickerton : George Arthur.

Bingham : Alfred John.

Bingham : Frederick Henry.

Bingham : Reuben.

Bird : James Binfield.

Bird : Walter.

Blackbourn : Henry.

Blackford : Arthur.

Blake : William John, Jun.

Blakemore : William Agutter.

Blashill : Thomas.

Blyton : George.

Bolam : Charles Godfrey

Bolden : John Leonard.

LONDON AND NEIGHBOUR- HOOD—continued.

Fellows:—

Bond : Douglas Vale.
Booker : Algernon Erskine.
Booth : Gilbert William.
Boulting : Frederick Edward.
Bowdich : Henry.
Bowdich : John.
Boyd : John Jermyn.
Boyes : Henry Cowell.
Breach : Benjamin P'Anson.
Breeds : Arthur Owen.
Brereton : Franc Sadleir.
Brereton : Thos. Bloomfield Sadleir.
Brewer : Frank John.
Briant : Robert.
Bridgewater : Bentley James.
Brinsley : George.
Brooks : Charles William.
Brown : Alexander Burnett.
Brown : George James.
Browne : Flint.
Buckland : Alfred Virgoe.
Buckland : Henry Duneau.
Bull : Alfred Edwin.
Bull : Walter.
Burchell : Sidney Herbert.
Burmester : John William Stanley.
Burnett : David.
Burroughes : Thomas Henry.
Bushell : Henry.
Buzzard : Alfred Lindsey.
Byron : Augustus Wm.

Cable : James M.
Cæsar : Charles Edward.
Carew : John Theodore.
Carritt : Ernest.
Carpenter : Evan George.
Cartwright : Sir Henry.
Castell : Charles Smith.
Castle : Henry James.
Castle : Sydney Charles Courtenay.
Castle : William Henry Baldwin.
Cates : Arthur.
Chancellor : Frederick.
Chambers : Theodore Gervase.
Chapman : Henry James.
Charles : Richard Stafford.
Chattell : David James.
Chatterton : George.
Chesterton : Edward.
Chesterton : Sidney Rawlins.
Cheston : Chester.
Cheston : Horace.
Chew : Henry Victor.
Child : Fred.
Chinnoek : Frederick George.
Christy : Archibald Ernest.
Clark : Samuel.
Clarke : George Ernest.
Clarke : Howard Chatefield.
Clarke : John William.
Clarke : Percy Henry.
Clarke : Stanley.
Clarkson : John.
Clarkson : William.
Clifton : William Edward.
Clutton : John Henry.
Clutton : Ralph.
Clutton : Robert George,
Vice-President.

LONDON AND NEIGHBOUR- HOOD—continued.

Fellows:—

Cobb : Herbert Mansfield.
Collier : Richard James.
Collier : Walter Henry.
Collingham : John Cyril Lees.
Collins : Henry Hyman.
Collins : Marcus E.
Colyer : Frederick.
Conder : Alfred.
Cooper : Alfred William.
Cooper : George Warren.
Cooper : John Robert.
Cope : Henry James.
Corderoy : Athelstane.
Corderoy : George.
Coulson : William Lindsay.
Coverdale : Henry.
Cranfield : William Bathgate.
Crawter : John, Jun.
Crickmay : George Rackstrow.
Crier : John Thomas.
Crockett : Edwin Arthur Brassey.
Cronk : Edwyn Evans.
Cronk : Frank.
Cross : William Stephens.
Crawys : Robert.
Currey : Henry.
Curry : Percivall.
Curtis : Charles Edward.
Curtis : Robert Leabon.
Curtis : Samuel Perkins.
Cuxson : George Austin Pryce.

Dallas : Edwin Stuart.
Darch : John.
Dash : Roland Ashford.
Davis : David Thomas.
Davies : George Humphreys.
Davies : Walter.
Davis : Charles James.
Davis : James.
Daw : William Herbert.
Dawson : John George.
Dawson : Percy John.
Deacon : Thomas Mark.
Dearle : William Henry.
Debenham : Frank Bridgewater.
Debenham : Frank Gissing.
Debenham : Horace Bentley.
Dendy : William Cooper.
Dennison : John William.
Dinwiddy : Donald.
Dinwiddy : Thomas.
Doll : Charles Fitzroy.
Dollar : Peter.
Done : John James.
Dowden : Henry Joseph.
Downing : Frederick.
Downing : Henry Philip Burke.
Dowsett : Charles Finch.
Driver : Charles William.
Driver : Robert Collier,
Past-President.
Driver : Robert Manning.
Drury : Edward Dru.
Duncan : James Morison.
Dunn : William Henry.
Dyball : Harvey.
Dyer : William John.

LONDON AND NEIGHBOUR-
HOOD—*continued.**Fellows :—*

Eales: Frederick Ernest.
 Eagland: William Francis.
 Eason: Edward William.
 Edmeston: James.
 Egerton: Hubert Decimus.
 Eiloart: Frederick Edward.
 Eldridge: Herbert.
 Elgood: Frank Minshull.
 Ellis: Frederick.
 Ellis: Henry.
 Ellis: Herbert Moates.
 Ellis: Ralph Staples.
 Ellis: Richard Adam.
 Ellis: Sir John Whittaker, Bart.
 Elton: Herbert Averill.
 Elwell: William Henry.
 Emmanuel: Barrow.
 Evans: George.
 Eve: William.
 Eves: Francis George Bertram.
 Eves: William Lionel.

Farmer: Edmund.
 Farnan: Henry Richard.
 Farrar: Sidney Howard.
 Farthing: Walter Thomas.
 Field: James Frederick.
 Fitt: Harry Charles.
 Fleetwood: George.
 Fletcher: Herbert Phillips.
 Flint: William Hurst.
 Ford: Lawton Robert.
 Ford: Solomon.
 Foster: Charles Rolls.
 Foster: Frank.
 Foster: James Herbert Furmedge.
 Foster: Henry Edwin.
 Fowler: Sydney.
 Fox: Edwin.
 Frampton: Alfred.
 Francis: George Futvoye.
 Francis: Leon Albert.
 Franklin: Arthur.
 Franklin: Thomas Frederick.
 Freeman: Sydney.
 Fuller: Ernest.
 Fuller: Harry.
 Fuller: Herbert Henry.
 Furber: Herbert.
 Furber: William.

Gairdner: Edward James.
 Gale: Arthur John.
 Gale: Ernest Sewell.
 Galsworthy: Frederick Thomas,
Member of Council.
 Gamble: Sidney Gompertz.
 Gandy: James.
 Gardiner: Edward James.
 Gardiner: William James.
 Garrod: Thomas William M.
 Gate: Alfred Joseph.
 Gibbon: William Jacomb.
 Giddy: Osman Horton.
 Gilbert: William Henry Sainsbury.
 Girdwood: James.
 Glasier: George Henry Brougham.
 Gleed: Richard Cummings.
 Goddard: Joseph.

LONDON AND NEIGHBOUR-
HOOD—*continued.**Fellows :—*

Goldsmith: William.
 Goodchild: Josiah.
 Goodwyn: Leonard William.
 Gore: Spencer W.
 Gordon: Charles G.
 Goulding: Arthur.
 Goulding: William Purdham.
 Gouldsmith: George Waller.
 Gover: Arthur Sutton.
 Gover: John Richard.
 Graves: Walter.
 Green: Alexander Ernest.
 Green: Edmund Horace.
 Green: Frederick Algeron.
 Green: James.
 Green: Samuel.
 Green: Thomas Thornton.
 Grellier: Harley Mair.
 Griffin: Alfred.
 Griffin: Harold.
 Griggs: Robert.
 Grogan: Hedworth Herbert.
 Grose: Vincent John.
 Grover: Arthur.
 Gruning: Edward Augustus.
 Gwyther: William Warlow.

Hackford: George.
 Haddock: Roland.
 Hale: Raymond Henry.
 Hall: Walter.
 Hallett: William Brown.
 Hamilton: John.
 Hempton: Geo. Frederick Wm.
 Hancock: William St. John Hu.
 Hansell: Reginald Goddard.
 Harcastle: Fredk. Henry Appleton.
 Harding: Edward Ernest.
 Harland: Marchant James.
 Harrington: George Frederick.
 Harrison: Richard Creese.
 Harston: Arthur.
 Hart: William Frederick.
 Harvey: Frederick Henry.
 Haskins: William Albion.
 Head: John George.
 Heath: Henry.
 Hoelis: William.
 Henderson: Henry Arthur.
 Heron: William Charles.
 Herring: William Arthur Warwick.
 Heward: Ernest James.
 Hickson: Stephen Westby.
 Higgins: George.
 Hilton: John.
 Hine: George Ernest.
 Hine: George Thomas.
 Hobson: Frederick William.
 Hodge: Leonard Percival.
 Hodson: George.
 Hodson: William.
 Holland: Thomas James, Jun.
 Hollingsworth: Arthur Augustus.
 Holman: George Edward.
 Holmes: Montagu.
 Hood: Hon. Victor Albert Nelson.
 Hood: Walter Richard.
 Hope: William Elliott.
 Hopkins: Alfred James.
 Horne: Edmund.

LONDON AND NEIGHBOUR-
HOOD—*continued*.

Fellows:—

Horne: William Edgar.
 Horsey: Frederick John Terry.
 Houghton: Frederick.
 Houghton: John Pounds.
 Houghton: William.
 Hovenden: Henry Edward.
 Hudson: Arthur Byrne.
 Hudson: Edward William.
 Hudson: William.
 Hugman: Charles Eady.
 Hull: Charles.
 Humphreys: Charles.
 Hunt: Frederick Cope.
 Hunt: Frederick William H.
 Hunt: Henry Arthur.
 Hunt: Josiah.
 Hunter: Cecil.

I'Anson: Edward Blakeway.
 Ingram: Henry Law.
 Inman: Marshall Nisbet.
 Inman: William Nutter.
 Innes: Gilbert Plantagenet Mitchell.

Jackson: Frederick William.
 Jeffree: Sydney.
 Jenkinson: William Wilberforce.
 Johnson: Bernard Marr.
 Johnson: Henry.
 Jonas: Henry.
 Jones: Charles.
 Jones: Charles Frederick.
 Jones: Frederick Herbert.
 Jones: Thomas.
 Joseph: Delissa.

Kedzley: Charles.
 Keirle: Robert.
 Kennedy: James.
 Kerl: William James.
 Kersey: Alexander Henry.
 King: Alfred.

Lacey: John Turk.
 Lambert: Godfrey Charles.
 Lang: Charles Augustus.
 Laurance: Walter.
 Lawrence: William Robert.
 Leane: George Henry.
 Leaning: Henry John.
 Leaning: John.
 Leaning: William Arthur.
 Lee: Charles William.
 Lee: Frederick.
 Lee: John Wilfrid.
 Lee: Philip Shirling.
 Lee: Sydney Williams.
 Le Rossignol: Francis.
 Letts: Thomas Hollins.
 Lightfoot: Francis Lowry.
 Littlewood: Lionel.
 Lloyd: George Hamilton.
 Lofts: Henry.
 Lofts: Henry Fairlam.
 Lovegrove: Henry.

LONDON AND NEIGHBOUR-
HOOD—*continued*.

Fellows:—

Low: Robert John.
 Lowe: Charles Harlowe.

MacCallum: Alexander Duncan.
 McCarthy: Henry Robert.
 McDermott: N. Bernard.
 McKie: Hugh Unsworth.
 Maddox: Harry Edward.
 Mallett: William Robert.
 Mann: Charles John.
 Mann: James Bagshaw.
 Mann: Robert Bagshaw.
 Marks: Hyman.
 Marr: James.
 Marriott: George Wharton.
 Martin: George Dennis.
 Martin: Howard.

Member of Council.

Martin: Thomas.
 Masterman: George Hughes.
 Mathews: Joseph Douglas.
 Matthews: William.
 Mellenfield: James Henry.
 Mellor: Thomas Henry.
 Mercer: Charles Edward.
 Messenger: Henry.
 Middleton: Reginald Empson.
 Migotti: Alphonzo.
 Millar: Charles William.
 Millard: Edward.
 Mixer: Edward.
 Monckton: Henry Percival.
 Monier-Williams: Stanley Faithful.
 Montagu: Henry Havelock.
 Moody: Thomas.
 Moore: Alfred.
 Moore: Harold Edward.
 Morris: George Field.
 Morris: Harold George.
 Morris: Richard Percival.
 Moxon: Herbert William.
 Mould: Graham Harley.
 Muller: John Joseph.
 Mundy: Thomas Edward.
 Murray: William.

Neale: George James.
 New: Edward Vorley.
 Newman: Arthur Harrison.
 Newman: Charles Henry.
 Newman: Samuel Frank.
 Newmarch: Henry Charles.
 Newson: Harry Carrs.
 Nicholson: William Abernethy.
 Norman: James Maurice.
 Norman: William Horace.
 North: George.
 Northeroft: Henry.
 Norton: Thomas Herbert.
 Notley: Richard Albert.
 Notley: Robert Pledge.

Oakley: Christopher.
President.

Oakley: Christopher Percival.
 Oakley: John Hubert.
 Ogden: Michael Guy.

LONDON AND NEIGHBOUR-
HOOD—continued.

Fellows:—

Orgill: John Berwick.
Orr: Cecil.

Page: Robert.
Pain: Coard Squarey.
Pain: William.
Paine: Edward Jabez.
Parker: Charles Alfred.
Parker: Stanley.
Parnacott: Alfred.
Parr: Samuel.
Parr: Samuel George.
Parry: Joseph William.
Parry: Richard.
Partridge: Edward John.
Paull: Alan.
Payne: Alexander.
Pearson: Harry John.
Peck: William Roland.
Penfold: John Wornham.

Honorary Secretary.

Perriam: Alfred Joseph.
Pether: Harry.
Pilditch: Philip Edward
Pinks: Edwin Charles.
Poston: Henry.
Potter: Herbert George.
Powell: Frederick Atkinson.
Preston: Samuel David.
Price: Richard Arnold.
Pridmore: Albert Edward.
Pridmore: Arthur Stirling.
Protheroe: William Henry.
Purchase: Edward Keynes.
Purves: Peter.
Purvis: Charles James.

Ransom: Thomas Robert.
Raves: Bertram Adams.
Rawlins: Henry Adair.
Read: George Huntly.
Reddall: David Gadsden.
Rees: William Andrew.
Rex: Francis Herbert.
Richards: Alfred.
Richards: Henry.
Richards: Thomas Robert.
Richards: William.
Richardson: Oliver Archer.
Richmond: Walter Coleridge.
Rickman: Thomas Miller.

Vice-President.

Riddle: Frederick Henry Brimble.
Roberts: Charles Quincey.
Roberts: Henry Croydon.
Roberts: Richard.
Robins: Edward.
Robins: Edward Cookworthy.
Robins: Philip Seymour.
Robinson: Charles Edward.
Robinson: Henry.
Robinson: Henry Herbert.
Robson: Edward Robert.
Rogers: Horace Mordaunt.
Rogers: William Bennett.
Roods: Alfred.
Rooke: Alfred Bradley.
Ruault: John Gustave Peter.
Rüntz: Ernest Augustus.
Russell: Murray Lawrence.

LONDON AND NEIGHBOUR-
HOOD—continued.

Fellows:—

Rushworth: Edmund Walter.
Rutley: Charles.
Rutley: Frank.
Ryan: William Patrick.
Ryde: Arthur Lyon.
Ryde: Charles Bertram.

Sadler: George William, Jun.
St. Quintin: Perry.
St. Quintin: Richard Samuel.
Saunders: Charles Herbert.
Saunders: Edward.
Saunders: Martin Luther.
Saunders: Rutland.
Savill: Alfred.

Member of Council.

Savill: Alfred, Jun.
Savill: Edwin.
Selby: Charles Frederic.
Selby-Bigge: Chas. P. O.
Seth-Smith: William H.
Sexton: George Alexander.
Shackle: Edward Neild.
Sheppard: Ernest.
Sherrin: John Lester.
Sherwin: Joseph Henry.
Shilcock: James.
Shone: Isaac.
Shoppee: Charles Herbert.
Shoppee: Charles John.

Past-President.

Simms: Walter.
Single: Arthur.
Skipper: Henry Herbert.
Skitt: Arthur.
Slade: James Benjamin.
Slater: Chas. Frederick.
Smallpeice: George Baker.
Smith: Edward.
Smith: Frank Adams.
Smith: Frederick Robert.
Smith: Henry Herbert.
Smith: John Moore.
Smith: Percy Pyne Caldecott.
Smith: Sidney Robert James.
Snelling: Henry.
Squarey: Elias Pitts.

Past-President.

Squarey: Newell William Pitts.
Squire: Richard.
Stanger: Samuel Arthur.
Stanhams: George Gordon.
Stedman: Charles Mason.
Stenning: Alexander Rose.

Member of Council.

Stephenson: Charles William.
Stevens: Charles Vivian.
Stevens: John William.
Stevens: William Charles.
Stevenson: Edmund Herbert.
Steward: Herbert Thomas.

Member of Council.

Stock: Henry.
Stoner: Alfred.
Street: William Charles.
Strudwick: Hayward James.
Strudwick: William Henry.
Strutt: Hon. Edward Gerald.
Swain: Ernest.
Swain: Frank.

LONDON AND NEIGHBOUR-
HOOD—*continued.**Fellows :—*

Tabbeier: Benjamin.
 Tanner: Henry.
 Tapp: Arthur.
 Tasker: Henry Hugh.
 Taylor: Arthur William.
 Taylor: Edward Fergusson.
 Taylor: John Herbert.
 Taylor: Richard Frederick.
 Tee: Samuel Clifford.
 Tewson: Edward.
 Tewson: Edward Arthur.
 Theobald: Henry.
 Theobald: Henry Wells Dewhurst.
 Thomas: John Henry.
 Thompson: Arthur Edward.
 Thompson: George William.
 Thurgood: Herbert John.
 Thurgood: William Henry.
 Thynne: Edward Lewis.
 Thynne: Frederick George.
 Thynne: Guy Harry.
 Tidman: Edward.
 Tootell: Richard William.
 Trafford: Frederick Charles.
 Treadwell: Henry John.
 Trist: John William.
 Trollope: Charles Brown.
 Trollope: Henry Charles.
 Trumper: John Alfred.
 Trumper: Richard.
 Tubbs: Walter Burnell.
 Tuckett: Percival Fox.
 Turner: Alexander Henry.
 Turner: Thomas Neve.
 Tyler: James William.
 Tyser: Richard.

Vaizey: John George.
 Vernon: Arthur,
Member of Council.

Vigers: Astley.
 Vigers: Leslie Robert.
 Vigers: Martin.
 Vigers: Robert.

Vice-President.

Wadling: Henry John.
 Wadmore: Beauchamp.
 Wagstaffe: Thomas Rogers.
 Walcott: Lyons Roden Sympson.
 Walker: Samuel.
 Wallace: George.
 Walmisley: Arthur Thomas.
 Ward: George.
 Warner: Alfred Ernest.
 Warner: William Henry.
 Waters: William Richard.
 Watney: Daniel.

Past-President.

Watney: Dandy.
 Watts: Charles.
 Weatherall: Henry.
 Weaver: William.
 Webb: William.
 Webster: Hugh Calthrop.
 Wells: William Henry.
 West: Charles Henry Edward.
 Wharton: Thomas George.
 Wheeler: John Henry West.

LONDON AND NEIGHBOUR-
HOOD—*continued.**Fellows :—*

White: William Henry.
 Whiteley: Charles Percy.
 Whittaker: John Dronsfield.
 Wilkinson: George Ayscough.
 Wilkinson: George Herbert.
 Williams: Leonard James.
 Williams: William Herbert.
 Willis: Edward.
 Wilson: Sir Jacob.
 Wilson: William Henry.
 Withall: Latham Augustus.
 Wood: Charles Bruce.
 Wood: Henry.
 Wood: John Daniel.
 Woodbridge: Stephen, Jun.
 Woods: Arthur George.
 Woods: Thomas.
 Woodward: William.
 Wreathall: Robert T.
 Wright: George Thomas Green.
 Wightson: Arthur Frederick.
 Wyles: John Walter.

York: Henry.
 Young: Andrews.
 Young: Douglas.
 Young: Morgan Henry.
 Young: Thomas.

Professional Associates :—

Adams: Gerald James Frederick.
 Adams: Herbert.
 Addiscott: Henry Hugh.
 Allen: Percy.
 Anderson: Thomas John.
 Arno: Samuel.
 Assiter: Harry G.
 Aylen: Cecil Hugh.

Baker: Cecil Cantley.
 Balding: Albert.
 Ball: James Benjamin.
 Banks: Frederick Stuart A.
 Beadel: Maurice Frederick.
 Beken: George, Jun.
 Bell: Herbert Owen.
 Bentley: Harold Edwin.
 Blount: Edward.
 Blunt: Montague Cecil.
 Boden: Maurice.
 Bousfield: Edwin Vaughan Davenport.
 Brevetor: Thomas, Jun.
 Briggs: John.
 Brighton: George Laurence.
 Brinsley: Herbert George William.
 Brooks: John McMullen.
 Brooks: Philip Fuller.
 Brown: Frederick.
 Brown: George Turville.
 Brown: Wm. Lobin Trant.
 Buckland: William Thomas.
 Bulbeck: George.
 Buss: Fleetwood George William.

Cardall: Frederic William.
 Carr: Thomas Edmund.
 Carter: Alfred Prasley.

LONDON AND NEIGHBOUR-
HOOD—*continued.*

Professional Associates:—

Cathcart: Archibald Hamilton,
The Hon.
Chalcraft: Henry Terrell.
Chart: Christopher.
Chapman: Vaughan Godfrey St. John.
Clayden: Walter.
Collier: Arthur Charles.
Cooke: Lionel.
Cooke: William George.
Corfield: Thomas.
Cowin: Norris Tynwald.
Cresswell: John Theodore Ross.
Cross: Arnold Charles Martin.
Crouch: James Leonard.
Crowther: Keston Nelson.
Cudlipp: William.
Cumberbatch: Carlton Parry.

Daffarn: Thomas Alfred.
Dafforn: George Bertie.
Darbishire: Harry Vernon.
Dawson: Henry Aufere.
Dawson: Walter Henry.
Debenham: Frederic Kersey.
Delamare: Frank.
Draper: Edwin Maxwell.
Drew: Allen.
Dunning: Bernard Simon.

Easton: Walter John.
Evans: Ernest Sydney.
Evans: Percival Baker.
Everett: Arthur Sherman.
Everington: John.

Fagg: Edwin William.
Farmer: Hugh Cecil.
Few: Harry Garrard.
Fisher: Robert.
Fitness: John Francis.
Fleetwood: Geo. Spalding.
Fletcher: George Rivers.
Foster: Edward Chas.
Foster: Harry Masterton.
Funnell: Horace Frederick.

Galsworthy: Vincent Somers.
Garner: John Stanley.
Garrard: Arthur Norman.
Garrett: Arthur Berry.
Gilbert: John Sainsbury.
Glover: Henry Alexander.
Gore: William Joll.
Gow: James.
Grant: Joseph.
Green: James Henry Townsend.
Greenop: Edward.
Grimes: Ralph Fearon.

Hales: Arthur John.
Hamilton: John Paynter.
Harding: Frederick Allcroft.
Harper: Edgar Josiah.
Hebden: George Radcliffe.
Heekford: Harley.
Hedger: Arthur Constantine.
Hellicar: George Thomas.
Henry: Edward Hugh.

LONDON AND NEIGHBOUR-
HOOD—*continued.*

Professional Associates:—

Heward: Ernest James.
Hicks: Stanley.
Hicks: William Rooke.
Holmes: James Thomas.
Holmes: John Edward.
Horton: William Phelps.
Howell: Ernest John.

Jarmain: William.
Jarman: Frank Wilmet.
Jenkinson: William Eric Leigh.
Jessett: Charles.
Jessett: Charles Edward Vernon.
Jones: Ernest Joel.
Jordan: George Henry.
Jull: William Vincent.

King: William Isaac.
Kirk: John Wright.
Knight: George Edward.

Lake: Cuthbert Joseph.
Lamprill: William Thomas.
Lancaster: John Roy.
Lansdown: George Arthur.
Larkin: Richard Webster.
Lawley: Frederick William.
Lee: Ernest Edward Arthur.
Lewis: Arthur Llewelyn.
Lightfoot: John George.
Little: Henry.
Lovegrove: Charles Gresham.
Lovesay: William.
Lowe: Charles Robert.
Lucas: Joseph.
Luck: George Edward.
Lynch: James Henry.

Macer: Alfred Thomas.
Marshall: Arthur George.
Martin: Alexander Wm.
Martin: Samuel.
Mason: Charles William Hayley.
May: William Charles.
Melrose: Frank.
Merrett: James.
Miller: Frederick William.
Milnes: Robert, Junr.
Molyneux: Herbert Ernest.
Morrison: Daniel.
Moss: Thomas Walter.

Neubronner: Harry Alfred.
Nicholson: Ebenezer.
Norman: James Noel.

Ouvry: Peter Arnold.

Palmer: William Edward King.
Patch: Shirley Hutchins.
Paul: John William.
Pearce: Charles Frederick.
Pearce: Fred. W.
Pearce: Frederick William.

LONDON AND NEIGHBOUR-
HOOD—continued.*Professional Associates:—*

Perks: Sydney.
 Pewtress: Herbert Wilmshurst.
 Phillips: John Henry.
 Physick: Walter Frederick.
 Pinder: Richmond.
 Pritchard: Herbert Alfred.
 Puckridge: Percival Martin.
 Pyle: Benjamin Thomas Rice.

Read: Walter Herbert.
 Richardson: Arthur Bayliffe.
 Roberts: Charles Gordon.
 Rogers: Thomas George.
 Ross: David James.
 Ruddle: Frank J.
 Russell: Cecil Herbert.

Sabin: Joseph Henry,
Professional Associate of Council.

Satchell: Herbert Arnold.
 Saunders: Samuel Brown.
 Seddon: George Farquharson.
 Selby: Frank.
 Selby-Bigge: Charles P. O.
 Sexby: John James.
 Sherry: Nathaniel.
 Skrimshire: Samuel.
 Skingle: Alfred.
 Skingle: Alfred Charles.
 Slade: Isaac.
 Sly: Joseph Townson.
 Smith: Alexander George.
 Smith: Charles Gordon.
 Smyth: Edward,

Professional Associate of Council.

Soutter: Ernest.
 Stacey: William.
 Stainton: Francis Charles.
 Standen: Arthur C.
 Stenning: Percy Haines.
 Stevenson: Frederick J.
 Stower: Joseph.
 Straker: Howard.
 Stubbing: Richard Webb.
 Sturgess: John Moore.
 Summerfield: Joseph Charles.

Taylor: George.
 Tewson: Leonard.
 Theobald: John Meadows.
 Thompson: Alfred.
 Thompson: Joseph Atherden.
 Thurgood: Ernest Charles.
 Townsend: George James.
 Tyler: William Bott.

Verity: Ernest George.

Wain: George Sparrow.
 Waldram: Percy John.

LONDON AND NEIGHBOUR-
HOOD—continued.*Professional Associates:—*

Waldram: Robert Edward.
 Walker: Leon Victor.
 Walker: William Selves.
 Warton: Wilfred.
 Watson: George.
 Watson: William James.
 Wells: Edward Ogbourn.
 Wheatley: William Gladstone.
 Weston: George.
 Wheeler: Charles Trevor Ogle.
 Wilde: Sidney Algernon.
 Williams: Henry Cuthbert.
 Willoughby: Charles Albert.
 Willoughby: Charles William.
 Wilson: John Hayes.
 Wonnacott: Ernest Wm. Malpas.
 Wood: Leslie Stuart.
 Woodward: Walter Henry.
 Woolnough: Tom.
 Worthington: James Scott.
 Wyand: Benjamin John.

Associates:—

Banks: John Eldon.
 Barnes: George Frederick.
 Barry: Sir John Wolfe, K.C.B.,
Associate of Council.
 Batten: John Winterbotham.
 Beale: James Samuel.
 Boulger: George Edward Simonds.
 Bramwell: Sir Fredk. Joseph, F.R.S.
 Bund: John W. Willis.

Cadell: George.
 Castle: Edward James, Q.C.
 Clarke: Sir Edward, Q.C., M.P.
 Clarke: Ernest.
 Clode: Walter.
 Clutton: Hubert Spencer.
 Colam: Robert Frederick.
 Cripps: Charles Alfred, Q.C.

Dowden: Walter Alfred Allen.

Emden: T. Walter L.

Fowler: Sir John, Bart., K.C.M.G.,
 F.R.S.
 Freeman: George Mallows, Q.C.
 Freshfield: Edwin.
 Freshfield: William Dawes.

Grantham: Richard Fuge.

Hamilton: Henry Best Hans.
 Hamond: Thomas Astley Horace.
 Hudson: Alfred Arthur.

James: Sir Henry, Q.C., M.P.

Leworthy: John Henry.
 Littler: Ralph Daniel Makinson, Q.C.

**LONDON AND NEIGHBOUR-
HOOD—continued.**

Associates :—

Marriott: The Right Hon. Sir William
Thackeray, Q.C.
Marshall: Frederick.
Mence: Phillip Allan.
Milles: Charles William.
Moulton: John Fletcher, Q.C.
Munton: Francis Kerridge.

Pain: Arthur Cadlick.
Pollard: Edward Hutchinson.
Pope: Samuel, Q.C.

Redman: Joseph Haworth.
Rees: John Charles.
Rew: Robert Henry.
Rickards: Arthur George.
Rigg: Herbert Addington.
Russell: Charles Alfred.
Ryde: Walter Cranley.

Statham: William Arnold.
Stephens: Pembroke S., Q.C.
Stevens: William Richard.
Sutton: Henry.

Thomas: George James.

Veasey: Thomas Frederick.

Warren: Reginald Augustus.
Webster: Sir Richd. Everard, K.C.M.G.,
Q.C., M.P.,

Associate of Council.

Wheeler: Thomas Whittenbury, Q.C.
White: His Honour Judge Frederick
Meadows, Q.C.
Will: John Shiress, Q.C.
Williams: Thomas D.
Winckworth: Lewis.

MONMOUTHSHIRE.

DIXTON.

Fellow :—

Wanklyn: Phillip Endell.

MONMOUTH.

Fellow :—

Powell: Frederick Atkinson.

NEWPORT.

Fellows :—

Graham: William.
Hitchcox: William.
Rees: William George.
Tanner: William.

Professional Associate :—

Griggs: Henry Jenner.

PONTYPOOL.

Fellow :—

Llewellyn: David Morgan.

MONMOUTHSHIRE—continued.

USK.

Professional Associate :—

Cowell: Herbert Lee.

NORFOLK.

ATTLEBOROUGH.

Fellows :—

Bacon: Frank Mace.
Bacon: Horace.
Salter: William Herbert.

CASTLE RISING.

Fellow :—

Beck: Arthur Clement.

CASTON.

Professional Associate :—

Scorer: Alfred George.

DISS.

Fellow :—

Gaze: Thomas William

DOWNHAM MARKET.

Fellow :—

Hawkins: Charles.

EAST DEREHAM.

Fellow :—

Ireland: Edwin Benjamin.

EAST RAYNHAM.

Fellow :—

Gayford: Henry John.

HORSTEAD.

Fellow :—

Falcon: Michael.

KING'S LYNN.

Fellows :—

Wilkin: Horace Martin.
Wright: William Edward.

Professional Associate :—

Easter: William.

NORFOLK—continued.

NORWICH.

Fellows :—

Bailey: Harry David Chinery.
 Beck: Edward William.
 Hornor: Charles Jared.
 Hornor: Francis.
 Mills: Samuel Mealing.
 Morgan: Benjamin Brauford.
 Rose: Thomas.
 Scott: Augustus Frederic.
 Spelman: Clement Charles Rix.

Professional Associates :—

Bodger: Percy Morris.
 Forster: Walter Hill.
 Lee: Henry.
 Spelman: William Wilton Rix.

SANDRINGHAM.

Fellows :—

Beck: Arthur Clement.
 Beck: Frank Reginald.

SHADWELL.

Fellow :—

Tallent: Edwin James.

THETFORD.

Fellow :—

Barker: Caleb.

Professional Associate :—

Menzies: Robert.

TROWSE-NEWTON.

Professional Associate :—

Bruce: Alexander David.

WEST RUDHAM.

Fellow :—

Freuer: William.

NORTHAMPTONSHIRE.

HORTON.

Fellow :—

Cave: Thomas Newman.

KETTERING.

Fellow :—

Bolam: Charles Godfrey.

NORTHAMPTON.

Fellows :—

Law: Edmund.
 Merry: Thomas.
 Scriven: Richard George.

OVERSTONE.

Fellow :—

Dickson: Thomas Arthur.

NORTHAMPTONSHIRE—continued.

PETERBOROUGH.

Fellow :—

Laurance: John.

THRAPSTONE.

Fellow :—

Bletsae: Henry Hopkinson.

TOWCESTER.

Fellow :—

Aris: John Whitton.

Professional Associate :—

Whitton: Percy.

WELLINGBOROUGH.

Fellow :—

Cutlan: John Ellis.

NORTHUMBERLAND.

ALNWICK.

Fellows :—

Tomlinson: Thomas.
 Wilson: Sir Jacob.

Professional Associate :—

Hall: Frederick Walter.

BOTHAL.

Fellows :—

Sample: Thomas.
 Sample: William Collings.

GOSFORTH.

Fellow :—

Aynsley: Robert John.

HAYDON BRIDGE.

Fellow :—

Thomson: William Cunningham.

MATFEN.

Fellow :—

Sample: Charles Herbert.

NEWBURN-ON-TYNE.

Fellow :—

Taylor: Harry William.

NORTHUMBERLAND—continued.

NEWCASTLE-UPON-TYNE.

Fellows :—

Armstrong: Thomas John.
 Bolam: William Thomas.
 Durlacher: Alexander Percy.
 Forsyth: Thomas Hills.
 Nicholson: Thomas Cooke.
 Taylor: John William.

Professional Associates :

Allen: John Parnell.
 Town: Henry Annandale.

WHICKHAM.

Professional Associate :—

White: William, Jun.

WYLAM.

Fellow :—

James: Christian Hugh.

NOTTINGHAMSHIRE.

BABWORTH.

Fellow :—

Parkin: William.

CLIFTON.

Fellow :—

Haynes: Henry.

EAST BRIDGFORD.

Fellows :—

Beaumont: Charles.
 Beaumont: George.

EPPERSTONE.

Fellow :—

Huskinson: William Lambe.

Professional Associate :—

Huskinson: Thomas William.

MANSFIELD.

Fellows :—

Turner: Frederick John.
 Vallance: Robert Frank.

Professional Associate :—

Butterworth: Josiah.

NEWARK.

Fellow :—

Bailey: William Smith.

Professional Associate :—

Wigram: Henry Joseph.

NORTH COLLINGHAM.

Professional Associate :—

Hawes: Frederick Kirk.

NOTTINGHAMSHIRE—continued.

NOTTINGHAM.

Fellows :—

Barnes: John William James.
 Calvert: Arthur Richard.
 Evans: Robert.
 Gilpin-Brown: William Dundas.
 Hine: George Thomas.
 Walker: Herbert.
 Walker: Joseph.

Professional Associates :—

Bradwell: Gervase Hubbard.
 Payne: William Percy.

NUTTALL.

Fellow :—

Taylor: Samuel.

OLLERTON.

Fellows :—

Bell: Joseph Askew.
 Wordsworth: Robert Walter.

OSBERTON.

Fellow :—

Lister-Kaye: Charles Wilkinson.

RADCLIFFE-ON-TRENT.

Fellow :—

Morris: Charles.

RETFORD.

Fellow :—

Walker: Joshua.

SERLBY.

Professional Associate :—

Grover: Philip Gordon.

SOUTH COLLINGHAM.

Fellows :—

Wigram: John.
 Woolley: Reginald.
 Woolley: Thomas Cecil Smith.

WOLLATON.

Fellows :—

Wright: Charles William.
 Wright: William.

Member of Council.

WORKSOP.

Fellow :—

Turner: Thomas Warner.

OXFORDSHIRE.

BICESTER.

Fellows :—

Holiday: Frederick Dean.
 Holiday: Percy Cave.
 Little: William Davis.

OXFORDSHIRE—*continued.***CHIPPING NORTON.***Fellow :—*

Bailey: Leonard.

HEADINGTON.*Professional Associate :—*

Rose: Edward Joseph.

HENLEY-ON-THAMES.*Fellows :—*

Simmons: Charles.

Simmons: Charles Franklin.

Simmons: William Anker.

MIDDLE ASTON.*Professional Associate :—*

Little: Henry.

OXFORD.*Fellows :—*

Castle: Arthur.

Castle: Harold.

Field: Francis Hayward.

Lightfoot: Henry Le Blanc.

Scovell: John.

TETSWORTH.*Professional Associate :—*

Watson: James Bruce.

WITNEY.*Fellow :—*

Habgood: Henry Charles.

Professional Associate :—

Bateman: Arthur Charles.

WROXTON.*Fellow :—*

Davis: Charles Edward.

RUTLANDSHIRE.**OAKHAM.***Fellows :—*

Royce: David Needham.

Royce: John.

SHROPSHIRE.**ACTON BURNELL.***Fellow :—*

Cave: Henry H.

BRIDGNORTH.*Fellows :—*

De Wend: William Fenton.

Wyley: Henry James.

SHROPSHIRE—*continued.***BROMFIELD.***Fellow :—*

Fenn: Andrew Thomas Cranage.

CHIRBURY.*Fellow :—*

Morris: Edward Henry.

Professional Associate :—

Morris: William Henry.

CLEOBURY NORTH.*Fellow :—*

Dodgson: Wilfred Longley.

ELLESMERE.*Fellow :—*

Tower: Brownlow Richd. Christopher.

HAWKESTONE.*Fellow :—*

Hall: William Timothy.

KNOCKIN.*Fellow :—*

Griffiths: Edward, Jun.

LEATON.*Fellow :—*

Hickman: Thomas.

LUDLOW.*Fellows :—*

Dodgson: Wilfred Longley.

Fenn: Thomas.

LYDBURY NORTH.*Fellows :—*

Newill: Robert Henry.

Ward: Felix John.

MUCH WENLOCK.*Fellow :—*

Thursfield, Thomas Howells.

OSWESTRY.*Fellow :—*

Lawford: William Robinson.

RUSHTON.*Professional Associate :—*

Carnell: Sydney George.

SHROPSHIRE—continued.

SHREWSBURY.

Fellows :—

Bather, John T.
Burd : Laurence.
Burd : Timotheus Henry.
Davis : Alfred Thomas.
Evans : William Ernest.
Owen : Henry.
Wyley : William John.

Professional Associates :—

Armtyage : Francis Reginald.
Monson : Henry John.
Salt : Reginald Nowell.

UPPINGTON.

Fellow :—

Ashdown : Augustus Harding.

WESTON-UNDER-REDCASTLE.

Fellow :—

Evans-Vaughan : Henry.

WHITCHURCH.

Fellow :—

Palamountain : Joseph William.

SOMERSETSHIRE.

BATH.

Fellows :—

Farwell : Frederick George.
Silcock : Thomas Ball.
Spackman : Charles Chantry.
Spackman : Henry.

Professional Associate :—

Thomas : Edward Morgan Dawson.

BRUTON.

Fellow :—

Bennett : Thomas Oatley.

DULVERTON.

Fellow :—

Oakley : Edward Benjamin.

HUTTON.

Fellow :—

Edwards : Arthur Phippen.

KINGSTON.

Professional Associate :—

Shufflebotham : John Henry.

LONG ASHTON.

Fellow :—

Walker : Joseph Arthur.

MISTERTON.

Fellows :—

Combes : Cyrus.
Parsons : Frank Donisthorpe.
Parsons : Robert Maurice Peters.

SOMERSETSHIRE—continued.

NORTH CURREY.

Fellow :—

Peard : John Grigg.

NORTON ST. PHILIP.

Fellow :—

Oliphant : George A. J.

PRESTON.

Professional Associate :—

Roberts : Joseph William George.

SHEPTON MALLET.

Fellows :—

Heard : Herbert.
Wainwright : Charles Rawlinson.

SOUTH PETHERTON.

Fellow :—

Hebditch : William Benjamin.

TAUNTON.

Fellows :—

Hussey : Frank Tooze.
Knollys : James Edward.

Professional Associate :—

Staunton-Wing : George.

WELLS.

Fellows :—

Hippisley : Edwin Maggs.
Hippisley : William John.

WESTON-SUPER-MARE.

Fellow :—

Wooler : Walter Hernaman.

WILLITON.

Fellow :—

Andrew : Thomas Hawkes.

YEOVIL.

Fellow :—

Tory : John Edward.
Professional Associate :—
Roberts : Joseph William George.

STAFFORDSHIRE.

BURTON-ON-TRENT.

Fellow :—

Winterton : Wm. Moxon.

Professional Associate :—

Daniel : Henry Wilkinson.

ENDON.

Fellow :—

Heaton : George Herbert.

STAFFORDSHIRE—continued..

ENVILLE.

Fellow :—

Punchard: Frederick Burt.

HANLEY.

Fellows :—

Barton: Amos.

Forshaw: Edward.

KEELE.

Fellow :—

Boothby: Henry Vernon.

LICHFIELD.

Fellows :—

Hussey: Robert.

Inge: Charles Henry.

Winterton: Harry John Campion.

LITTLE INGESTRE.

Fellow :—

Mynors: Walter Charles Towers.

PENKRIDGE.

Fellow :—

Foden: Edward Antrobus.

STAFFORD.

Fellows :—

Roney-Dougal, John Dougal.

Sandy: Henry.

Turnor: Exsuperius Weston.

STOKE-UPON-TRENT.

Fellow :—

Lynam: Charles.

STRAMSHALL.

Fellow :—

Forshaw: Edward.

TAMWORTH.

Fellow :—

Arnold: William.

Professional Associate :—

Bidwell: Shelford.

UTTOXETER.

Fellow :—

Hardy: Richard Thomas Ash.

WOLVERHAMPTON.

Fellows :—

Bradley: James William.

Duncalfe: Henry George.

Nock: Benjamin Bowen.

Professional Associate :—

Vale: Henry

SUFFOLK.

BECCLES.

Fellow :—

Pells: Arthur.

BURY ST. EDMUNDS.

Fellows :—

Blencowe: George.

Scott: Henry Lacy.

Professional Associate :—

Scott: Archibald Lacy.

EYE.

Fellow :—

Garrard: Norton Burroughs.

HORSECROFT.

Fellow :—

Simpson: Robert Thomas.

IPSWICH.

Professional Associates :—

Bond: Frederick George.

Cheney: Edwin John.

Turner: Percy.

LAVENHAM.

Professional Associate :—

Scott: Thomas.

LOWESTOFT.

Fellow :—

Pells: Arthur.

Professional Associate :—

Crosier: Charles.

NEWMARKET.

Fellow :—

Boa: Andrew.

SOMERLEYTON.

Fellow :—

Rix: George Kerry.

SUDBURY.

Fellow :—

Coote: George.

WOODBIDGE.

Fellow :—

Arnott: John.

SURREY.

CHERTSEY.

Professional Associate :—

Waterer: Clarence.

COBHAM.

Fellow :—

Pattisson: Jacob Luard, C.B.

Associates :—

Seth-Smith: Archibald.

Seth-Smith: Hugh Garden.

SURREY—*continued*,

DORKING.

Fellows :—

White: Charles Alexander.
White: James Alexander.

ENGLEFIELD GREEN.

Fellows :—

Menzies: William.
Simmonds: Frederick.

EPSOM.

Professional Associates :—

Flight: Alfred.
Hankey: Gilbert Lionel.

ESHER.

Professional Associate :—

Rand: John.

FARNHAM.

Fellows :—

Eggar: James Alfred.
Nash: Alfred James.

Professional Associate :—

Williams: William Welsby.

Associate :—

Wing: Thomas Twining.

GODALMING.

Fellow :—

Mellersh: Alfred William.

Professional Associate :—

Rigden: Charles Furner.

GODSTONE.

Professional Associate :—

Wordsworth: Christopher.

GOMSHALL.

Professional Associate :—

Reffell: Charles Arthur.

GUILDFORD.

Fellows :—

Baxter: George.
Ellis: Ernest Harold.
Lee: William.
Messenger: William Harry.
Smallpiece: George Baker.

Professional Associate :—

Hewett: George Thompson.

SURREY—*continued*.

KINGSTON-ON-THAMES.

Fellows :—

Ball: William Alfred.
Bond: Erasmus.
Dawson: John George.
Horsfield: J. Nixon.
Page: George Frederick.
Phillips: William Edwin.

Professional Associate :—

Evered: Gillebrand Elwin.

LEATHERHEAD.

Professional Associate :—

Hodgson: Archibald Sanford.

MITCHAM.

Fellow :—

Chart: Robert Masters.

MOLESEY (EAST).

Fellow :—

Moore: Algernon.

OCKHAM.

Fellow :—

Sowels: William Clowes.

OXTED.

Fellow :—

Osenton: George, Jun.

REDHILL.

Fellow :—

Stacey: Harrie.

Professional Associate :—

Mew: Robert Heath.

REIGATE.

Fellows :—

Bellingham: Archibald Turner.
Burchell: Sidney Herbert.
Clutton: Ralph William.
Dyball: Sextus.
Lees: John.
Pym: George Edwin.

Professional Associates :—

Morrison: Gerard Donald.
Thornton: William Henry.

RICHMOND.

Fellows :—

Chancellor: Albert.
Houghton: John Pounds.
Jenkinson: John.

Professional Associates :—

Heasler: Holland Charles.
Sturley: Arthur Dyson.

SURREY—continued.

RIPLEY.

Fellow :—

Noel: Byron Bruce.

SOUTH NUTFIELD.

Professional Associate :—

Norris: Edward James.

SUTTON.

Fellow :—

Reeve: Kingsnorth.

WALTON-ON-THAMES.

Fellow :—

Dash: Roland Ashford.

WEYBRIDGE.

Fellows :—

Pilditch: Philip Edward.

Syngge: Edward Millington.

WOKING.

Professional Associate :—

Mann: Frederick Charles Thomas.

SUSSEX.

BEXHILL.

Professional Associate :—

Parks: Walter.

BRIGHTON.

Fellows :—

Ingram: Walter Fielde.

Parsons: Frederick Cecil.

Quick: Frederick William.

Ransford: Benjamin Herbert.

Welch: Frederick William.

Wilkinson: Thomas.

BRIGHTON.

Professional Associates :—

Cox: Reginald John.

Meller: James Frederick.

Udny: Augustus Charles.

CHICHESTER.

Fellows :—

Hobgen: Francis Neale.

Hobgen: Thomas Cecil.

Wyatt: Oliver Newman.

SUSSEX—continued.

CRAWLEY.

Fellow :—

Gardner: Gilbert.

Professional Associate :—

Taylor: George.

EASTBOURNE.

Fellow :—

Watney: Walter Daniel.

Professional Associates :—

Killick: Anthony Edward.

Woolnough: John William.

EAST GRINSTEAD.

Fellow :—

Turner: Charles.

FIRLE.

Professional Associate :—

Scarlett: Harry.

HAILSHAM.

Fellow :—

Burtenshaw: Albert.

HASTINGS.

Fellows :—

Bowley: John Cross.

Davey: Henry Thomas.

Dray: Alfred.

Woodhams: James.

Professional Associates :—

Hardiman: Harry.

Kennett: Charles Arthur.

Miller: George Frederick.

Saker: Sydney.

HAYWARD'S HEATH.

Fellow :—

Bannister: Thomas.

Professional Associate :—

Bannister: Tom Harrison Caffyn.

HORSHAM.

Fellows :—

Chasemore: Philip.

King: Frank Hulme.

Professional Associate :—

Child: Charles.

HOVE.

Fellow :—

Hudson: Edward William.

Welch: Frederick William.

Wilkinson: Thomas.

Professional Associate :—

Jenner: William.

SUSSEX—continued.

LEWES.

Fellows :—

Card : Henry Curtis.
 Ingram : Walter Fielde.
 Morris : Herbert.
 Powell : Hubert John.
 Powell : Reginald Henry.

Professional Associate :—

Card : Henry.

LITTLEHAMPTON.

Fellow :—

Howard : Harry.

ORE.

Associate :—

Williams : Thomas D.

PETWORTH.

Fellows :—

Taylor : Matthew.
 Watson : Herbert Edward.

Professional Associate :—

Watson : Herbert John.

PEVENSEY.

Fellow :—

Beard : Edwin Thomas.

RYE.

Professional Associate :—

Cory : Edward John.

ST. LEONARDS.

Professional Associate :—

Bösher : Victor Evans.

SLINFOLD.

Professional Associate :—

Child : Charles.

SOUTHWATER.

Fellow :—

Smith : Sidney.

UCKFIELD.

Fellow :—

Colgate : Thomas.

WADHURST.

Fellow :—

Austen : Frank.

WARWICKSHIRE.

ALCESTER.

Fellow :—

Raikes : Col. George Whittington.

BIRMINGHAM.

Fellows :—

Arnold : William.
 Bettridge : Edward.
 Couchman : Robert Edward.
 Eayrs : John Thomas.
 Fowler : Gerard Edmund.
 Fowler : Henry.
 Fowler : Richard.
 Fowler : William.
 Gibson : Denston.
 Grimley : Edwin Fearn.
 Grimley : Thomas.
 Hadley : Frank.
 Hedley : Robert Wilkin.
 Hendriks : Henry.
 Holbeche : Robert Neville.
 Jenkins : Oswald.
 Kenwick : George.
 Ludlow : Walter Robert.
 Mason : William Arthur.
 Mathews : George Spencer.
 Mathews : Lewis Osier.
 Pemberton : Charles Oliver Paget.
 Price : John.
 Robins : William Henry.
 Roderick : John.
 Smith : Frank.
 Williams : Edward Bickerton.
 Willmot : George Dyott.
 Willmot : John.

Professional Associates :—

Hall : Thomas Biddle.
 Pinney : Frederick Wyldbore Digby

EDGBASTON.

Fellows :—

Lakin-Smith : Ernest.
 Mathews : William.

HARBORNE.

Professional Associate :—

Barclay : Thomas.

KNOWLE.

Fellow :—

Ludlow : Walter Robert.

LEAMINGTON.

Fellow :—

Fayerman : George Metcalfe.
Professional Associate :—
 Southorn : Charles Herbert.

LEEK WOOTTON.

Fellows :—

Donne : Henry.
 Raffety : Herbert William.

WARWICKSHIRE—continued.

MILVERTON.

Fellow :—

Smith : Frank William.

NUNEATON.

Fellow :—

Evans : Walter Pearson.

Professional Associates :—

Pearse : Octavius Burroughes.

Staley : Albert Henry.

STRATFORD-ON-AVON.

Fellow :—

Deer : Edward.

WARWICK.

Fellows :—

Couchman : Henry Boteler.

Fosbery : William Thomas Exham.

Margetts : John William.

WESTMORELAND.

KENDAL.

Fellows :—

Banks : John.

Hoggarth : Arthur.

Hoggarth : Edwin.

Webster : Alexander.

KIRKBY LONSDALE.

Fellow :—

Punchard : Frederick.

MILNTHORPE.

Fellow :—

Holme : John.

WINDERMEKE.

Professional Associate :—

Jackson : Edward Henry.

WILTSHIRE.

CHIPPENHAM.

Fellows :—

Brinkworth : Robert Edwin.

Marshall : Lionel Hasler.

Napier : Henry Burroughes.

Smith : Henry Herbert.

Watkins : Robert Arundel.

WILTSHIRE—continued.

DEVIZES.

Fellow :—

Canning : William Browne.

DOWNTON.

Fellows :—

Squarey : Elias Pitts.

Past-President.

Squarey : Newell William Pitts.

Professional Associate :—

Beach : Archibald William Hicks.

Associates :—

Fream : William.

Wrightson : John.

HAM.

Professional Associate :—

Burder : Reginald Edward Campbell.

MARLBOROUGH.

Fellow :—

Jeans : Mark.

PEWSEY.

Fellow :—

Ferris : George.

SALISBURY.

Fellows :—

Bath : Fred.

Canning : William Browne.

Gater : Caleb William.

Hannen : Reginald St. John.

Rawlence : Ernest Alfred.

Rawlence : James Edward.

Rigden : Francis.

Rigden : Henry William.

Squarey : Elias Pitts.

Past-President.

Squarey : Newell William Pitts.

Waters : Edward.

Woolley : John Turton.

SWINDON.

Fellows :—

Bishop : Charles.

Pritchett : Ellis Herbert.

TEDWORTH.

Professional Associate :—

Harrison : Cyril Henry Gilmore.

TISBURY.

Fellow :—

Combes : Cyrus.

TROWBRIDGE.

Fellows :—

Foley : John Howard.

Mundy : Herbert.

Professional Associate :—

Snailum : Walter Wadman.

WILTSHIRE—continued.

WINCHESTER.

Fellow :—

Smith : George Alfred.

WOOTTON-BASSETT.

Fellow :—

Trepplin : Ernest C.

WORCESTERSHIRE.

BALSALL HEATH.

Professional Associate :—

Perkins : Joseph.

DODDERHILL.

Fellow :

Green : John.

EVESHAM.

Fellows :—

Righton : Edward Grantham.

Smith : William.

KIDDERMINSTER.

Fellow :—

Joseland : Charles.

Professional Associate :—

Oldnall : Roger William.

KINGS NORTON.

Fellow :—

Tomson : James John.

MADRESFIELD.

Fellow :—

Stallard : William.

MALVERN LINK.

Fellow :—

Stallard : William.

MALVERN WELLS.

Professional Associate :—

Chamberlain : Arthur George Raddon.

WORCESTERSHIRE—continued.

MOSELEY.

Professional Associate :—

Barclay : Thomas.

STOURBRIDGE.

Fellows :—

Fiddian : William.

King : Henry.

Professional Associates :—

Barratt : Harry.

Punchard : Frederick Burt.

Weaver : Henry Percival Francis.

STOURPORT.

Fellow :—

Clarke : Alfred Dudley.

WORCESTER.

Fellows :—

Buck : Albert,

Member of Council.

Buck : Herbert Wilson.

Everill : Frank.

Finn : Herbert Archibald.

Parker : William Henry.

YORKSHIRE.

ABERFORD.

Professional Associate :—

Prater : Thomas Herbert.

ALDWARK.

Fellow :—

Campbell : Hugh Bruce.

BALDERSBY.

Fellows :—

Gregson : William.

Peirson : George Brodrick.

BARNESLEY.

Fellow :—

Wade : John.

Professional Associate :—

Wade : Henry.

YORKSHIRE—continued.

BEDALE.

Fellow :—

Clarke: Christopher.

BEVERLEY.

Fellow :—

Evans: William.

BINGLEY.

Fellow :—

Armistead: Richard.

BRADFORD.

Fellows :—

Clare: Edward Lovell.
 Cowgill: Brian Bollaus Hird.
 France: Arthur Alderson.
 France: Charles.
 Gott: Charles.
 Gott: Charles Henry.
 Hindle: John.
 Jackson: Samuel.
 Milnes: Eli.
 Smith: Frederic Ellison.
 Smith: Harry Russell.
 Smith: Wheeler.
 Woodhead: William Booth

Professional Associate :—

Jackson: Leonard Labrey.

BRIGHOUSE.

Fellow :—

Armytage: George John.

BRODSWORTH.

Fellow :—

Baines: Matthew Talbot.

DONCASTER.

Professional Associate :—

Peace: Alfred Lindley.

EBBERSTON.

Fellow :—

Bradley: William Edward.

GOOLE.

Fellow :—

Hobson: Harry.

HALIFAX.

Fellows :—

Fox: Charles James.
 Horsfall: Richard,
Member of Council
 Horsfall: Richard Edgar.
 Jackson: Benjamin Whitehead.

Professional Associates :—

Fox: Charles Edward.
 Hebblethwaite: Charles Henry.

YORKSHIRE—continued.

HARROGATE.

Fellow :—

Renton: George.

HUDDERSFIELD.

Fellows :—

Abbey: Joe Burman.
 Crowther: John Herbert.
 Demetriadi: Thomas Marsden.
 Dransfield: Henry Brook.
 Hanson: John Henry.

Professional Associates :—

Mallinson: Charles Herbert.
 Shaw: Arthur.

HULL.

Fellows :—

Bilson: John.
 Botterill: William.
 Brodrick: John.
 Easton: John H.
 Fryer: George.
 Hebblethwaite: Louis.
 Tiffen: John Henry.
 Todd: William Henry.
 Watson: John.
 Wellsted: William Henry.
 White: Alfred Edward.

Professional Associate :—

Jackson: Alfred Ernest.

KEIGHLEY.

Fellow :—

Broster: Robert Buck.

Professional Associate :—

Weatherhead: David Wilkinson.

LEEDS.

Fellows :—

Fawcett: John Mortimer.
 Fenwick: Thomas.
 Gott: Frank.
 Hepper: John.
 Jones: James William.
 Leather: George Herbert.
 Oldroyd: Linley.
 Richardson: John.
 Winn: Thomas.

Professional Associate :—

Muir: James.

LOWTHORPE.

Fellow :—

Piercy: Henry Onslow.

Professional Associate :—

Piercy: Frederic Onslow.

YORKSHIRE—continued.

MANNINGHAM.

Professional Associate :—
Poshin: Thomas Clement.

MARKET WEIGHTON.

Fellow :—
Chowen: Henry Llewellyn.

MIDDLEHAM.

Professional Associate :—
Maughan: John.

MIDDLESBOROUGH.

Fellow :—
Lofthouse: Roger.

NORTON.

Fellow :—
Abbott: Robert Thomas G.

OULTON.

Fellow :—
Farrer: John.

PATELEY BRIDGE.

Professional Associate :—
Boord: Walter Bertram.

PENISTONE.

Professional Associate :—
Hinchcliffe: John, Jun.

PONTEFRACT.

Fellow :—
Watson: John, Jun.

RAWCLIFFE.

Fellow :—
Wright: James.

REDCAR.

Fellow :—
Rutherford: James.

SEACROFT.

Professional Associate :—
Townend: William.

YORKSHIRE—continued.

SEDBERGH.

Fellow :—
Dent: Ralph John.

SETTLE.

Professional Associate :—
Smithells: Edwin.

SHEFFIELD.

Fellows :—
Ellison: Michael.
Flockton: Thomas James.
Fowler: Frederick.
Fowler: Reginald William.
Innocent: Charles John.
Marshall: Peter.
Wilde: William.
Professional Associate :—
Sandford: Charles Sidney.

SKIPTON-IN-CRAVEN.

Professional Associate :—
Thompson: Charles William George
Hugh.

SKIRLAUGH.

Professional Associate :—
Hollis: Ralph.

SLEIGHTS.

Fellow :—
Popple: John.

WAKEFIELD.

Fellows :—
Fawkes: Algernon.
Greaves: John Oldroyd.
Kaye: John Edward.
Massie: Frank.

YORK.

Fellows :—
Cox: Edward Samuel.
Clutton: William James.
Forbes: Charles Mansfield.
Fryer: George.
Jolly: John Hawkins.
Walker: Francis Elliott.
Watson: Herbert Edward.
Professional Associates :—
Kerr: Arthur Herbert.
Lee: George Cansfield.
Pegge: John Thomas.
Skeat: Arthur Percival.

I R E L A N D .



ARMAGH.

ARMAGH.

Fellow :—

Alexander: Henry Geo. Samuel, Major.

MARKET HILL.

Fellow :—

Wann, James Christopher.

ANTRIM.

ANTRIM.

Fellows :—

Barton: Henry Dupré Malkin.

Corry: Oscar Henry Lowry.

BALLYCASTLE.

Fellow :—

Johnstone: John Brett.

BALLYMENA.

Fellow :—

Perry: S. W., Capt.

BUSHMILLS.

Fellow :—

Douglas: Richard William Magenis.

CRUMLIN.

Fellow :—

McClintock: Chas. Ed., Lieut.-Col.

GLENARM.

Fellow :—

McDonald: Allan.

MUCKOMORE.

Fellow :—

Cordner: Clement Kennedy

RANDALSTOWN.

Fellow :—

Young: George Lawrence.

CARLOW.

CARLOW.

Fellow :—

Buttledge: Thomas Henry Bruen.

TULLOW.

Fellow :—

Adair: John Olphert.

Professional Associate :—

Butler: Richard Pierce.

CAVAN.

CAVAN.

Fellows :—

Blackley: Travers Robert.

Forbes: Arthur.

Trench: Arthur.

KILLESHANDRA.

Fellow :—

Godley: Archibald.

KINGSCOURT.

Fellow :—

Synge: Edward.

CLARE.

ENNIS.

Fellows :—

Keane: Marcus.

Scott: John William.

ENNISKERRY.

Fellow :—

Johnson: Jocelyn Otway.

QUIN.

Fellow :—

Studdert: R. R.

CORK.

BANDON.

Fellow :—

Hodson: Richard Edmond.

BANTRY.

Fellow :

Hutchins: Samuel Newburgh.

CORK—continued.

CHARLEVILLE.

Fellows :—

Sanders : Robert Massey Dawson.
Sanders : Charles Stewart.

CORK.

Fellows :—

Beamish : William Henry.
Broadley : Edward Barry.
Carroll : Theodore Frederick.
Carroll : Joseph Hatton.
French : Savage.
Galbraith : Samuel Horton.
Humphreys : Daniel Peard.
Townsend : Robert Uniacke F.
Warren : Richard Lane.

DONERAILE.

Fellow :—

Levinge : Godfrey.

MALLOW.

Fellows :—

Creagh : Arthur Gethin.
Purcell : Wills W.
Vandeleur : Cecil Ernest.
Townshend : Loftus Uniacke.

MIDDLETON.

Fellow :—

Fitzgerald : James H. B. Peurose.

MITCHELSTOWN.

Fellow :—

Freud : Henry.

DONEGAL.

DUNFANAGHY.

Fellow :—

Baillie : John Robert.

KILLYBEGS.

Fellow :—

Brooke : Arthur.

LETTERKENNY.

Fellow :—

Boyd : William Henry.

LIFFORD.

Fellow :—

Cochrane : John.

RAMELTON.

Fellow :—

Swiney : William D.

DOWN.

CASTLEWELLAN.

Fellow :—

Garrett : James Hugh Moore.

DOWNPATRICK.

Fellow :—

Ward : Hon. Somerset.

HILLSBOROUGH.

Fellow :—

M'Clintock : Arthur.

MOUNTSTEWART.

Fellow :—

Brownlow : Charles.

NEWCASTLE.

Fellow :—

Brownlow : Claude.

PORTAFERRY.

Fellow :—

Warnock : Thomas Archibald.

WARRENPOINT.

Fellow :—

Watson : William James.

DUBLIN.

DUBLIN

Fellows :—

Abbott : Joseph.
Askin : Paul.
Baldwin : Chambré Coreor T.
Barton : John George.
Bradshaw : Robert Maenevin.
Darley : Edmund Sanders.
Dickinson : Charles.
Dolling : Caledon Josias Radclyffe.
Dopping : James Henry, Col.
Galbraith : Hugh.
Gibb : William Pashley.
Gloucester : Thomas Edward.
Hamilton : Arthur.
Hardman : Edward Chambré.
Holmes : William Eden.
Kincaid : James Stewart.
Member of Council.
Kincaid : Joseph Westby.
Mounsell : Richard Edward.

DUBLIN—continued.

DUBLIN.

Fellows:—

Rainsford: George.
 Roe: William James.
 Scott: John Russell.
 Stewart: Ed. P., Capt.
 Stewart: William Thomas.
 Stokes: Frank.
 Stokes: Richard.
 Tatlow: John Garnett.
 Tatlow: Tissington Wm. Garnett.
 Townshend: Charles Loftus.
 Townshend: Charles Uniacke.
 Townshend: James Richard Clarke.
 Townshend: Thomas Courtney.
 Trench: Philip Francis C.
 Vernou: Arthur Pomeroy.
 Vernon: Fane.
 Willis: Gilbert de Laval.

Professional Associates:—

Hemphill: Charles George Cathcart.
 Nicholls: Edward Alfred.

DUNDRUM.

Fellows:—

Trench: James Currie.
 Verschoyle: William Henry Forster.

KILLINEY.

Fellow:—

Stewart: George Francis.

KINGSTOWN.

Fellows:—

Carson: William B.
 Quin: Richard.

MONKSTOWN.

Fellow:—

Watson: Arthur B.

Professional Associate:—

Crozier: George Francis.

RAHENY.

Fellow:—

Chatterton: Robert Smith.

FERMANAGH.

BALLINAMALLARD.

Fellow:—

Burke: Henry Anthony.

ENNISKILLEN.

Fellows:—

Maude: Maurice Ceeley.
 Maude: Christopher H.

IRVINESTOWN.

Fellow:—

Maude: Anthony F.

GALWAY.

AHASCRAUGH.

Fellows:—

Armstrong: Elliott Graham.
 Mahon: George Gilbert.

BALLINASLOE.

Fellow:—

Fowler: Edward Willoughby.

LOUGHREA.

Fellow:—

Tener: Edward Shaw.

ROUNDSTONE.

Fellow:—

Robinson: Henry Arthur.

KERRY.

ARDFERT.

Fellow:—

Trench: George Frederic.

GORTALEA.

Fellow:—

Hussey: Samuel Murray.

KENMARE.

Fellow:—

Trench: John Townsend.

LISTOWEL.

Fellow:—

Crosbie: James Dayrolles.

TRALEE.

Fellow:—

Denny: Francis M.
 Fitzgerald: Robert John.

KILDARE.

CARBERY.

Fellow:—

Tyrrell: Garrett Charles.

CURRAGH CAMP.

Fellow:—

Randall: Richard.

KILCOCK.

Fellow:—

Coote: Stanley Victor.

KILKENNY.

FERRYBANK.

Fellow :—

Anderson: Alex. Carew.

INISTIOGE.

Fellows :—

Hamilton: Ed. Chetwood, Major.
Newport: George Bellingham.

KILKENNNY.

Fellow :—

Kough: Thomas.

KING'S COUNTY.

EDENDERRY.

Fellow :—

Palmer: Charles Nugent.

MONEYGALL.

Fellow :—

Garvey, Toler, R.

PARSONSTOWN.

Fellows :—

Frend: Causabon William.
Garvey: Toler R., Jun.

SHINRONE.

Fellow :—

Atkinson: William Henry.

TULLAMORE.

Fellow :—

Browne, Ernest H.

LEITRIM.

CARRICK-ON-SHANNON.

Fellow :—

Darley: Henry Ponsonby Shaw.

DROMAHAIR.

Fellow :—

Hewson: George Rawdon M.

LIMERICK.

FOYNES.

Fellow :—

Jameson: Robert William.

KILMALLOCK.

Fellow :—

Townsend: Charles Eyre C.

LIMERICK.

Fellows :—

Barrington: John Beatty.
Fitzgerald: Peter David.
Hosford: Edward Henry Poe.
Hunt: William Lewis.
Hunt: William Power.
Welpy: James.
White: Arthur.

LONDONDERRY.

COLERAINE.

Fellow :—

Given: Maxwell.

ENNIS.

Fellow :—

Willis: Henry de Laval.

KILREE.

Fellow :—

Armstrong: Alexander Moore, Capt.

LONDONDERRY.

Fellow :—

Harvey: James George Moorewood.

LONGFORD.

BALLYMAHON.

Fellow :—

White: Richard.

EDGEWORTHSTOWN.

Fellows :—

Edgeworth: Thomas N.
Wilson: Arthur J. de Courcy.

LONGFORD.

Fellow :—

Roberts: Edward Ussher.

LOUTH

CASTLE BELLINGHAM.

Fellow :—

Butler: Walter Selby.

DUNDALK.

Fellow :—

Bigger: John James Eastwood.

RAVENSDALE.

Fellow :—

Tisdall: Henry Chichester.

MONAGHAN.

CASTLEBLANEY.

Fellow :—

Pym: Albert Roderick.

GLASSLOUGH.

Fellow :—

McCullagh: James W.

MONAGHAN.

Fellow :—

Rogers: Harry.

MAYO.

BALLINA.

*Fellows :—*Knox: Albert Frederic¹

Knox: Ernest Henry.

Knox: Albert Henry.

BALLINROBE.

Fellow :—

Burke: William Creaghe.

CASTLEBAR.

Fellows :—

Dean: George B.

Dixon: Edward K.

Hussey: Maurice T. G.

WESTPORT.

Fellows :—

Powell: Robert.

Vereker: Henry Robert.

QUEEN'S COUNTY.

ABBEYLEIX.

Fellow :—

Fitzherbert: Henry Corry.

BALLYCOLLA.

Fellow :—

Owen: Arthur John.

MOUNTRATH.

Fellows :—

Franks: Mathew Henry.

Franks: Mathew Henry, Jun.

ROSCOMMON.

BOYLE.

Fellow :—

Murphy: James Fraser, Major.

CASTLEREA.

Fellows :—

Blakeney: Robert Edward.

Young: Owen Walter O'Grady.

MOUNT TALBOT.

Fellow :—

Talbot-Crosbie: William D.

ROSCOMMON.

Fellow :—

Bayly Maurice Spring Rice.

MEATH.

DROGHEDA.

Fellows :—

Alexander: Robert Arthur.

Wynne: Alfred Henry.

KELLS.

Fellow :—

Farrell: Edward Francis.

SLANE.

Fellow :—

Osborne: Charles W.

SLIGO.

SLIGO.

Fellows :—

L'Estrange : Christopher A.
Robinson : James Dodwell,
Robinson : Richard St. George.
Webb : Charles.

Professional Associate :—

Gethin : Randolph George.

TIPPERARY.

CAHIR.

Fellows :—

Maxwell : Henry Percival.
Rochfort : William.

ROSCREA

Fellows :—

Bridge : Henry Powell.
Smith : Sidney Edward.

TYRONE.

CALEDON.

Fellow :—

Hearn : Chas. Richard.

CARRICKMORE.

Fellow :—

Alexander : Chas. Murray, *Lieut.-Col.*

COOKSTOWN.

Fellow :—

Robinson : William Godfrey.

DUNGANNON.

Fellow :—

Chambré : Hunt Walsh.

MOY.

Fellow :—

Lloyd : Averell.

TYRONE—*continued.*

OMAGH.

Fellows :—

Irvine : Hy., *Lieut.-Col.*
Smith : George Young.

WATERFORD.

CAPPOQUIN.

Fellows :—

Marmion : Thomas Henry.
Tanner : Kearns Deane, *Major.*

FETHARD.

Fellow :—

Taylor : J. Godfrey L.

LISMORE.

Fellow :—

Penrose : James Edward.

WATERFORD.

Fellows :—

Kelly : Richard Henry.
Penrose : William Robert.

WESTMEATH.

AUBURN.

Fellow :—

Coote : Orlando Robert.

KILBEGGAN.

Fellow :—

Quin : William Thomas Cuffe.

KILLUCAN.

Fellow :—

Evans William.

MOATE.

Fellow :—

Fetherstonhaugh : Theobald.

MULLINGAR.

Fellow :—

Barton : Robert Culley.

WEXFORD.

ARTHURSTOWN.

Fellow :—

Bowen : Edward Fergusson.

CASTLEBRIDGE.

Fellow :—

Nunn : William Bolton.

ENNISCORTHY.

Fellows :—

Grey : Charles Grey.

Rutledge : Francis.

GOREY.

Fellows :—

Ellis : Ernest Francis L.

Stopford : The Hon. Geo. Fredk. Wm.

Turner : Frederick Adolphus B.

WEXFORD—continued.

NEW ROSS.

Fellow :—

Tyndall : Albert Henry.

WEXFORD.

Fellow :—

Nunn : William Bolton.

WICKLOW.

ARKLOW.

Fellow :—

Tailyour : Alexander

BRAY.

Fellows :—

Hodson : Gilbert Neville.

Knight : Maurice Charles.

Knox : Edward Ernest.

Townsend : Thomas Crofton Croker.

SCOTLAND.

ABERDEENSHIRE.

ABERDEEN

Associate :—

Forbes : Alexander.

AYRSHIRE.

KILMARNOCK.

Fellows :—

Duke : Freke Guy Rashleigh.

Turner : Joseph Harling.

Professional Associates :—

Henderson : Richard.

Mitchell : Lewis.

BERWICKSHIRE.

DUNS.

Professional Associate :—

Hood : Thomas, jun.

EDINBURGHSHIRE.

EDINBURGH.

Fellow :—

Laurence Peter.

LANARKSHIRE.

GLASGOW.

Fellows :—

Barr : James.

Binnie : Thomas.

Brown : William.

Burnet : Frank.

Copland : William Robertson.

Danskin : John.

Fraser : Thomas Smellie.

Fraser : William.

Hill : Thomas Nelson.

Laing : John.

Lammie : George.

MacDougall : Robert.

Munro : Daniel.

Parnie : James.

Smellie : Thomas Davies

SUTHERLANDSHIRE.

GOLSPIE.

Fellow :—

McLean : Donald.

W A L E S .



ANGLESEY.

LLANFAIR, P.G.

Fellow :—

Jones: William Edward.

BRECKNOCKSHIRE.

BRECON.

Fellow :—

Williams: Gerald Garnous.

CRICKHOWELL.

Fellow :—

Coles: Samuel Hood Cowper.

CARMARTHENSHIRE.

LLANWRDA.

Fellow :—

Davies: Cyril Froodvale.

Davies: John Morgan.

LLANELLY.

Fellows :—

Blake: George.

Griffiths: William.

Wilkins: William.

CARNARVONSHIRE.

BANGOR.

Fellow :—

Dew: William Arthur.

CARNARVON.

Fellow :—

Williams: William Lloyd.

CRICCIETH

Fellow :—

Jones: Walter Butler Clough.

PORTMADOC.

Fellow :—

Roberts: Thomas.

DENBIGHSHIRE.

ABERGELE.

Fellow :—

MacNicol: Douglas Henry.

DENBIGH.

Fellow :—

Clough: Richard Charles Butler.

COLWYN BAY.

Fellow :—

Porter: John Merry.

LLANRWST.

Fellow :—

McIntyre: Peter.

ROSSETT.

Professional Associate :—

Barker: Geoffrey Lionel.

FLINTSHIRE.

HAWARDEN.

Fellow :—

Swetenham: Henry.

MOSTYN.

Fellow :—

Pickering: William Cloves.

ST. ASAPH.

Fellow :—

Birch: Richard Elwyn.

GLAMORGANSHIRE.

BARRY.

Professional Associate :—

Andrews: Stephen Hampton.

BRITON FERRY.

Professional Associate :—

Lyons: Edward Colvill.

GLAMORGANSHIRE—continued.**CARDIFF.***Fellows :—*

Blosse: Edward F. Lynch.
 Brown: Thomas Forster.
 Corbett: Edwin Wortley Moutagu.
 David: Edmund Ussher.
 Harpur: William.
 Hern: Samuel.
 Rees: Ithel Treherne.
 Rigg: Charles.
 Rooney: Samuel.
 Thomas: George.
 Waring: Charles Edward.

Professional Associates :—

David: George Willoughby.
 Rickards: Robert Hillier Traherne
 Anson.
 Thomas: Iltyd.

COWBRIDGE.*Professional Associate :—*

Homfray: Herbert Richards.

NEATH.*Fellow :—*

. Sheppard: Osborne.

PONTYPRIDD.*Fellow :—*

Evans: Arthur Owen;

Professional Associate :—

Jones: David Pugh.

PORT TALBOT.*Professional Associate :—*

Osborn: Edward.

ST. FAGANS.*Fellow :—*

Forrest: Robert.

Professional Associate :—

Forrest: William.

SWANSEA.*Fellows :—*

Leader: Ernest Holtman.
 Price: Francis Holborrow Gylan.
 Rees: William John.

MERIONETHSHIRE.**BALA.***Fellow :—*

Williams: John.

TOWYN.*Fellow :—*

Gillart: David.

MONTGOMERYSHIRE.**KERRY.***Fellow :—*

Poundley: John Edward.

LLANIDLOES.*Fellows :—*

Grant: James.
 Powell: Evan.

NEWTOWN.*Fellow :—*

Owen: William Scott.

WELCHPOOL.*Fellow :—*

Addie: William Forrester.

PEMBROKESHIRE.**HAVERFORDWEST.***Fellows :—*

Owen: Thomas Henry Rule.
 Owen: Thomas Rule.

PEMBROKE.*Fellow :—*

Thomas: William.

RADNORSHIRE.**GLASBURY.***Professional Associate :—*

Gunter: James.

RHAYADER.*Fellow :—*

Williams: Stephen William.

CHANNEL ISLANDS.**GUERNSEY.***Professional Associate :—*

Morrish: Hugh Kenneth.

FOREIGN PARTS.



BAHAMAS.

Colonial Fellow :—
Miller: William.

BARBADOES.

Colonial Fellow :—
Bowen: Ernest Francis Sinderby.

BLOEMFONTEIN.

Professional Associate :—
Stucké: William Henry.

BRAZIL.

Professional Associate :—
Satchell: Charles.

BRITISH HONDURAS.

Colonial Fellow :—
Usher: Charles Richard.

BURMA.

Colonial Fellow :—
Clancey: John Charles.

CAPE TOWN.

Professional Associate :—
Leane: Walter Burdett.

CHINA.

HONG KONG.

Fellows :—
Chapman: George James.
Hancock: William St. John Hü.

COSTA RICA.

Associate :—
Jongh: John Isidore de.

DEMERARA.

Colonial Fellow :—
Anderson: Chas. Wilgress.

JAMAICA.

Professional Associate :—
Hollis: Herbert.

Colonial Fellows :—
Liddell: Walter Colin.
McGahan: Amos Harvey.

JOHANNESBURG.

Fellow :—
Farrar: Sidney Howard.

Professional Associates :—
Irvine: Archibald Wyndham
Key: Astley Cooper.
Stucké: William Henry.

Associate :—
Williams: Thomas D.

MAURITIUS.

Colonial Fellow :—
Baty: Sebert Conrad Elton.

NEW SOUTH WALES.

SYDNEY.
Colonial Fellow :—
Clark: Gaius.

NEW ZEALAND.

AUCKLAND.
Professional Associate :—
Whalley: Frederick Herbert.
Associate :—
Seth-Smith: Hugh Garden.

ST. LUCIA.

Colonial Fellow :—
Cooper: John Ashley.

